

***BIC Client Services
Subcommittee Meeting
of
October 27, 2022***

Agenda Items 4 & 5



Permit Services Update

Neville Pereira, Deputy Director of Permit Services
Client Services Committee, October 27, 2022

MOU for Small Business Plans Exception

Background

To aid in the city's economic recovery, San Francisco wants to streamline the permitting process for small businesses. When there is a change-of-use, but no construction, this program relaxes the requirement for professionally designed plans.

Parties: Office of Small Business (OSB), Planning Department (CPC), Department of Building Inspection (DBI).

Effective date: October 17, 2022

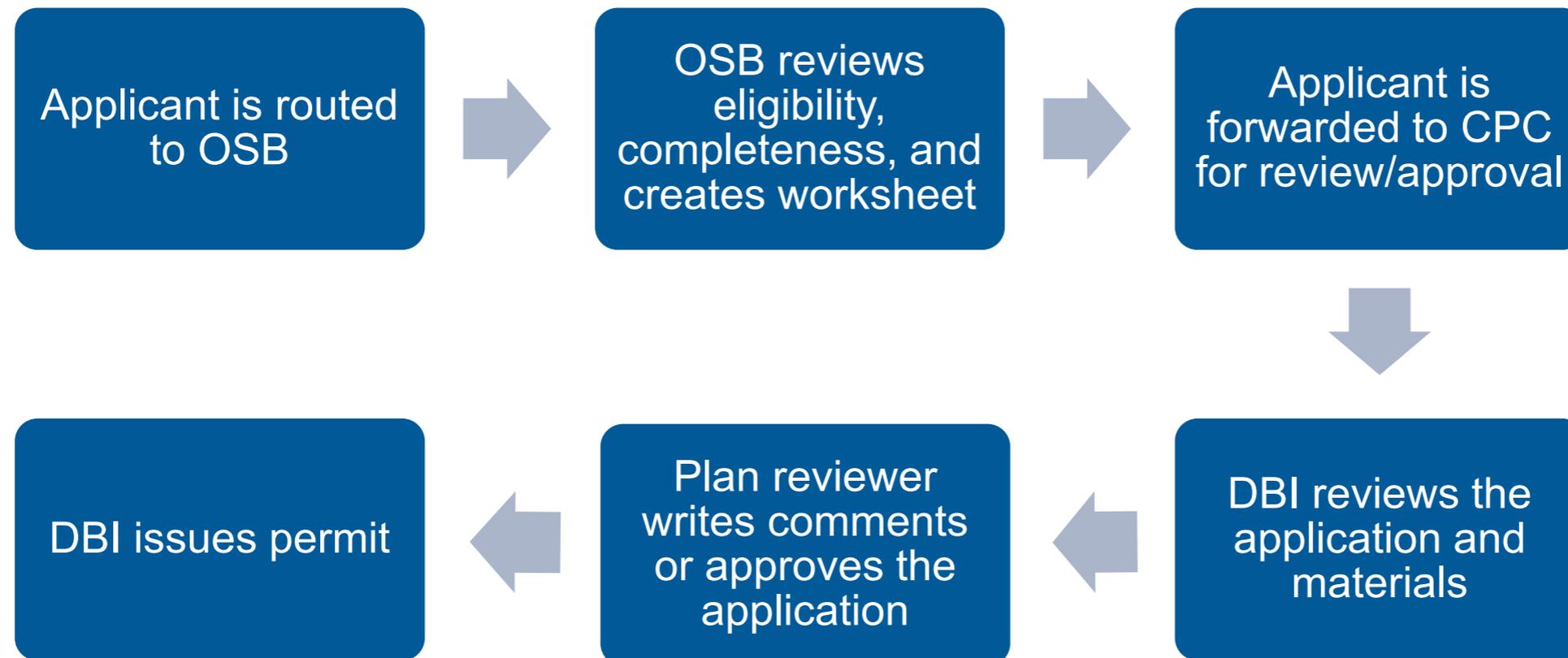
MOU for Small Business Plans Exception

- **Goal:** Facilitate regulatory review and permitting process for establishment and changes of use for certain small businesses.
- **Eligibility Criteria:** No construction proposed, **no improvements or change in layout**, and occupant load remains the same or decreases. The permit is triggered by a Planning Code change-of-use only and not for a change of occupancy classification.

Application Review Requirements

- Applicant must present a dimensioned floor plan and photos of the space before occupancy
- Plans don't need to be professionally produced
- DBI to facilitate issuance of permits to the extent permitted by code and other regulations

Process Flow



Residential Construction Wage Theft Prevention Ordinance

Background

The Residential Construction Wage Theft Prevention Ordinance (RCWTPO) was passed by the Board of Supervisors earlier this year to prevent wage theft on construction sites for residential buildings of 10 or more units.

Effective date: June 6, 2022

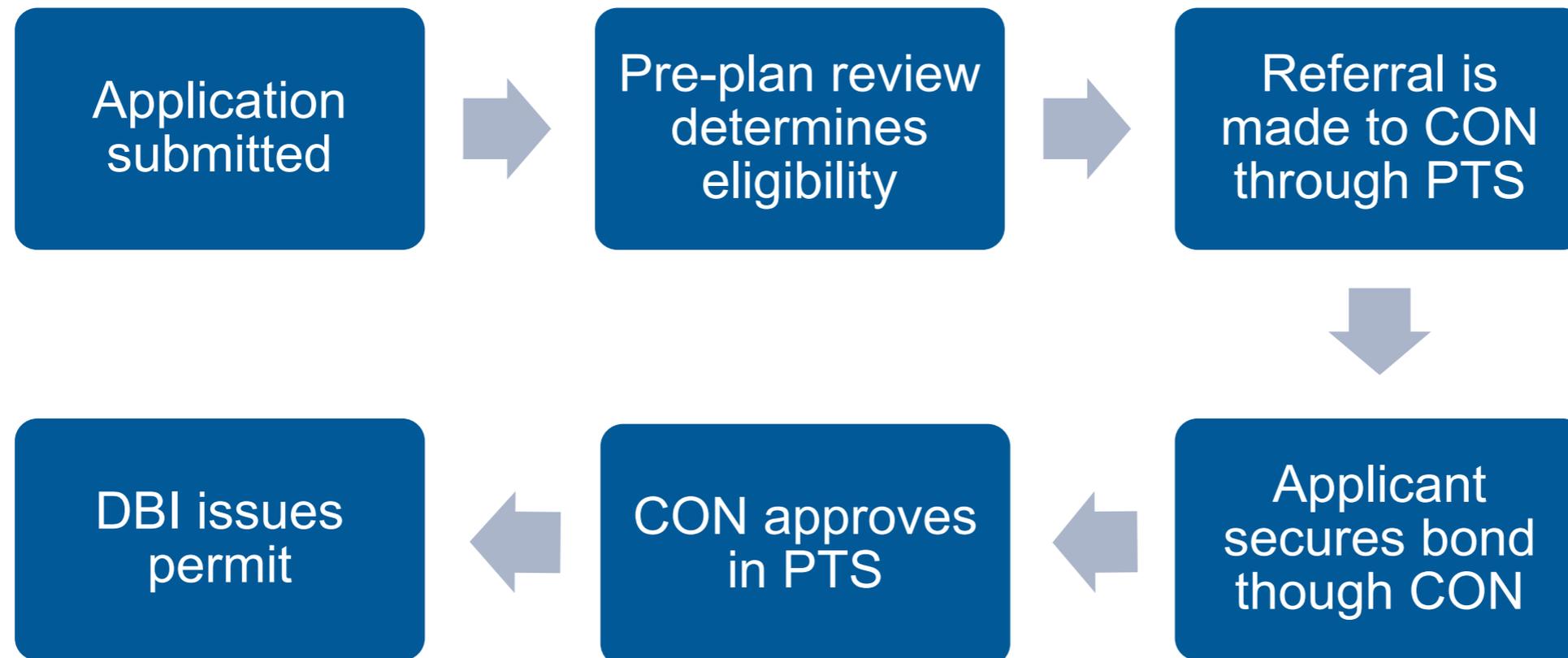
Wage Theft Prevention Ordinance

- Amended Police Code and Building Code (SFBC Section 106A.1.18)
- Requires owners of residential construction projects creating 10 or more residential or sleeping units to maintain a labor compliance bond and to condition release of such bond on specified reporting and labor standards compliance for work on the project
- Collaboration between Controller's Office (CON), Department of Building Inspection (DBI), and the Office of Labor Standards Enforcement (OLSE)

Wage Theft Prevention Ordinance cont.

- Amount of the bond equal to approximately 10% of valuation to maximum \$1,250,000.
- Exemption for:
 - Development agreement projects
 - Publicly funded
 - Prevailing wage projects, valid Project Labor Agreement or Community Workforce Agreement

Process Flow





THANK YOU