

***BIC Special Meeting
of
February 13, 2020***

Agenda Item 3

LEGISLATIVE DIGEST

[Building Code - Mandatory Disability Access Improvements for Places of Public Accommodation - Extension of Time Deadlines]

Ordinance amending the Building Code to extend for the time for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship, to extend the period for granting extensions from those deadlines, and to extend the time for the Department of Building Inspection's Report to the Board of Supervisors.

Existing Law

Chapter 11D of the Building Code requires the owner of an existing building with a place of public accommodation to have the building inspected for compliance with accessible entry and path of travel requirements. If the building is not in compliance, the owner must either bring the building into compliance or obtain a finding from the City of equivalent facilitation, technical infeasibility, or unreasonable hardship. Table 1107D sets forth deadlines for the four compliance categories to submit specified information to DBI, file an application for any required building permits, and obtain the required building permits. All mandated work must be completed within the time periods specified in the Building Code for building permits unless an extension of time is granted pursuant to Section 1108D. Section 1113D requires the Department of Building Inspection to submit a written report to the Board of Supervisors concerning the effectiveness of Chapter 11D, including recommendations, if any, for amendments to the Chapter.

Amendments to Current Law

This ordinance will extend the time to comply with the requirements and standardize the deadlines for all building categories.

Background Information

Under the Building Code, property owners are responsible for compliance with Code requirements notwithstanding any leases that may shift some of the burden of compliance onto the tenants. Many, if not all, of the buildings subject to the Chapter 11D requirements have multiple leased spaces many of which are operated by small businesses without a lot of financial resources. Extension of the compliance deadlines will give building owners and tenants more time to resolve any compliance issues going forward. Establishing the same compliance deadlines for all building categories will streamline and simplify the process.

[Building Code - Mandatory Disability Access Improvements for Places of Public Accommodation - Extension of Time Deadlines]

Ordinance amending the Building Code to extend the time for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship, to extend the period for granting extensions from those deadlines, and to extend the time for the Department of Building Inspection’s Report to the Board of Supervisors.

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

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

Section 1. Findings.

(a) Pursuant to Charter Section D3.750-5, the Building Inspection Commission considered this ordinance at a duly noticed public hearing held on _____.

(b) Chapter 11D of the Building Code requires the owner of an existing building with a place of public accommodation to have the building inspected for compliance with accessible entry and path of travel requirements. If the building is not in compliance, the owner must either bring the building into compliance or obtain a finding from the City of equivalent facilitation, technical infeasibility, or unreasonable hardship. Table 1107D sets forth deadlines for the four compliance categories to submit specified information to DBI, file an

1 application for any required building permits, and obtain the required building permits. All
2 mandated work must be completed within the time periods specified in the Building Code for
3 building permits unless an extension of time is granted pursuant to Section 1108D.

4 (c) Under the Building Code, property owners are responsible for compliance with
5 Code requirements notwithstanding any leases that may shift some of the burden of
6 compliance onto the tenants. Many, if not all, of the buildings subject to the Chapter 11D
7 requirements have multiple leased spaces many of which are operated by small businesses
8 without a lot of financial resources. This ordinance will extend for an additional six months all
9 compliance deadlines to resolve compliance issues for those owners who missed past
10 deadlines and to give building owners and tenants more time to resolve any compliance
11 issues going forward.

12
13 Section 2. The Building Code is hereby amended by revising Section 1107D, to read
14 as follows:

15 **Chapter 11D**

16 **MANDATORY ACCESSIBILITY IMPROVEMENTS FOR BUILDINGS WITH A PLACE**
17 **OF PUBLIC ACCOMMODATION**

18 * * * *

19 **SECTION 1107D – COMPLIANCE SCHEDULE; OPTION TO COMPLY WITH CURRENT**
20 **CODE REQUIREMENTS**

21 The times for compliance with the requirements of this Chapter 11D are set forth in the
22 following Table 1107D. The Owner of a building within the scope of this Chapter must submit
23 all required forms, documents, and permit applications to the Department prior to the
24 deadlines set forth in Table 1107D but may comply with the requirements of this Chapter 11D,
25

or elect to comply with the requirements and procedures of the Building Code then in effect, at any time prior to the deadlines set forth in Table 1107D.

TABLE 1107D COMPLIANCE SCHEDULE				
Category	Category Description	Submit compliance Checklist and specify compliance Option	File application for required building permit(s)	Obtain required building permit(s) 1
Category One Buildings	In compliance	January <u>September 1, 2020</u> 2019	N/A	N/A
Category Two Buildings	No steps but barriers	January <u>September 1, 2020</u> 2019	April <u>December 1, 2020</u> 2019	April <u>September 1, 2021</u> 2020
Category Three Buildings	One step with barriers	June <u>September 1, 2020</u> 2019	September <u>December 1, 2020</u> 2019	September 1, <u>2021</u> 2020
Category Four Buildings	1+ step with other barriers	December <u>September 1, 2020</u> 2019	March <u>December 1, 2020</u>	March <u>September 1, 2021</u>

1. Pursuant to Section 1106D.4, all mandated work must be completed within the time periods specified in Section 106A.4.4 of this Code for Permit Expiration unless an extension of time of time is granted pursuant to Section 1108D

SECTION 1108D – EXTENSIONS OF TIME

(a) For good cause shown, the Building Official may grant one extension of time for up to six months from the compliance timelines in Table 1107D. For good cause shown, one or more additional extensions of time may be granted by the Access Appeals Commission pursuant to Section 1110D; provided, however, that in no event shall the Commission extend

1 the time to complete the mandatory work required by this Chapter 11D beyond ~~December~~ June
2 1, ~~2023~~ 2024. The Commission's decision shall be final.

3 * * * *

4 **SECTION 1113D – COORDINATION WITH OTHER CITY AGENCIES; REPORT TO THE**
5 **BOARD OF SUPERVISORS**

6 * * * *

7 **1113D.2. Report to the Board of Supervisors.** After consultation and coordination with
8 other appropriate City departments and agencies, on or before ~~December~~ January 1, 2022 ~~2018~~
9 the Department shall submit a report in writing to the Board of Supervisors concerning the
10 effectiveness of this Chapter 11D and including recommendations, if any, for amendments to
11 this Chapter. A progress report shall be submitted to the Board of Supervisors once a year
12 thereafter until completion of this Chapter's disability access improvement program.

13
14 Section 3. Effective Date. This ordinance shall become effective 30 days after
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
17 of Supervisors overrides the Mayor's veto of the ordinance.

18
19 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
20 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
21 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
22 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
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24
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1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance.

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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 JUDITH A. BOYAJIAN
8 Deputy City Attorney

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