

alternative but to start the complaint process as set forth in the Building Code. Failure to comply with the Boiler Maintenance and Registration Regulations will force the Plumbing Inspection Division to start code enforcement actions. Basically, this includes the issuance of a Notice of Violation, and the eventual referral of the case to the Code Enforcement Division for action. This entire process can be referenced in the Code Enforcement Brochure, which is available free of charge to the public at the Department of Building Inspection Offices at 1660 Mission Street, San Francisco, California or via our website - <http://sfdbi.org/brochures>.

IS A BACKFLOW PREVENTION DEVICE REQUIRED AT THE TIME OF INSPECTION?

A Backflow Prevention Device may be required to be in place and certified at the time of the boiler inspection. This is mandated by Ordinance number 356-84.

Listings of Certified Backflow Testers is available at the following offices:

- Department of Building Inspection
Plumbing Inspection Division
(415) 558-6570
- Department of Public Health
Environmental Health Offices
(415) 252-3800
- SFWPS Quality Division
Cross-Connection Control Program
(650) 652-3199

The Department of Building Inspection – Plumbing Inspection Division is looking forward to accomplishing the task of Low Pressure Boiler Registration and Certification.

We feel that this is a worthwhile goal, because when it is achieved, we will have provided the residents of San Francisco, a safer, healthier environment in which to live and prosper.

We will greatly appreciate your cooperation in attaining this goal.



Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103-2414



Want a DBI Pro to brief your community / organization on permits and inspection issues? Please contact us at 415-558-6250 or William.Strawn@sfgov.org and we will make it happen.

Minimum 30% post consumer recycled



What You Should Know About The Boiler Inspection Program



Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

General Information (415) 558-6088
Code Questions (415) 558-6570
Fax (415) 558-6401
www.sfdbi.org

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WHAT YOU SHOULD KNOW ABOUT THE BOILER INSPECTION PROGRAM

Boilers are combustible fuel or electrically fired heating devices. They are used to generate steam or hot water for use in heating systems or for Domestic Hot Water Systems for both residential and commercial applications.

There are currently many boilers registered in the Department of Building Inspection (DBI) – Plumbing Inspection Division (PID) database.

The Department of Building Inspection has a responsibility to protect the health and safety of the public. This can best be accomplished through a program of regulation and enforcement. Our goal is to register every low pressure boiler in San Francisco. An unsafe boiler may explode, causing loss of life or limb and/or severe property damage.

WHAT IS THE BOILER PROGRAM?

The Boiler Program is a means of insuring that low pressure boilers in San Francisco are safe to operate, through the Permit to Operate program.

WHAT IS A LOW PRESSURE BOILER?

A Low Pressure Hot Water Heating Boiler is a boiler furnishing hot water at pressures not exceeding 160 p.s.i. and at temperatures not exceeding 250°F.

A Low Pressure Steam-Heating Boiler is a boiler furnishing steam at pressures not exceeding 15 p.s.i. (S.F.M.C. – 214.0)

Domestic Hot-Water Boiler is a boiler having a volume exceeding 120 gallons (454 L) or a heat input exceeding 200,000 btu/h.

WHERE DOES THE AUTHORITY TO DO THIS

The Board of Supervisors passed Ordinances 163-93 and 163-94. Ordinance 163-93 empowers the Department of Building Inspection to register and maintain inspection records showing the status of the safety equipment on the boilers. Ordinance 163-94 establishes the means to collect fees to fund the program.

WHAT CODE EMPOWERS DBI TO REQUIRE THE PROPERTY OWNERS TO OBTAIN A BOILER OPERATING PERMIT?

The mandate to do this comes from the San Francisco Mechanical Code, Section 1022-Operating permit, which states “It shall be unlawful to operate a boiler or pressure vessel without first obtaining a valid operating permit to do so from the Authority Having Jurisdiction.”

Exception: The operation only of steam-heating boilers, low-pressure hot-water-heating boilers, hot-water supply boilers, and pressure vessels in Group R Occupancies of less than six units and in Group U Occupancies.

WHAT IS YOUR RESPONSIBILITY AS A PROPERTY OWNER?

You are responsible to maintain your boiler in safe operating condition. This means that all controls must be operating within the safety standards listed in the San Francisco Mechanical Code. You must maintain a current Permit to Operate Boiler. This is to be posted conspicuously near the boiler. Permits are required to be renewed annually.

HOW DO I OBTAIN A “PERMIT TO OPERATE BOILER?”

Certificate of Operation will be given to the contractor/inspector on those boilers determined, by them, to be within the established standards of safe operation.

Authorized contractor/inspector applications for new or renewal operating permits may be submitted and Certificates of Operation printed online at https://dbiweb.sfgov.org/dbi_boilers_pto/

WHO DOES THE INSPECTIONS?

The inspections are done by State Licensed C-4 Boiler, Hot Water Heating and Steam Fitting Contractors or Certified Inspectors from your building insurance company.

WHERE DO THE STANDARDS FOR THESE INSPECTIONS COME FROM?

The standards for these inspections are set forth in San Francisco Mechanical Code – Table 1011.1 Controls and Limiting Devices for Automatic Boilers.

WHAT IS DBI’S ROLE IN ALL OF THIS?

DBI is the keepers of the records. We process the information, store the data submitted on the inspection forms and issue the “Permit to Operate Boiler” certificate. We also send renewal notices, Notices of Violations, and initiate the complaint process when necessary.

HOW DO WE FIND THESE BOILERS?

C-4 Contractors are a major source of old and new boiler locations. Housing Inspection notifies the Boiler Program when they find boilers with no permit to operate conspicuously posted in the boiler rooms. Winter time heating complaints are another way of finding boilers without permits.

WHAT DO WE DO WHEN A BUILDING OWNER CHOOSES NOT TO COMPLY WITH THE LAW

When we find a building owner that chooses to ignore the ordinance, we have no