



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

**NOTICE OF REGULAR MEETING  
Wednesday, November 19, 2014 at 9:00 a.m.  
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416  
Aired Live on SFGTV Channel 78**

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**PLEASE NOTE THERE WILL BE AN ABATEMENT APPEALS BOARD  
MEETING FOLLOWING THE BIC.**

**The Building Inspection Commission will convene its Regular Meeting at  
9:00 a.m., and following this meeting the members of the BIC will convene  
as the Abatement Appeals Board at 10:30 a.m.**

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**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. Director’s Report.
  - a. Update on DBI’s finances.
  - b. Update on proposed legislation.
  - c. Update on major projects.
  - d. Update on code enforcement.
5. Discussion on Accela Permit and Project Tracking System.

**MEMBERS OF THE COMMISSION**

Angus McCarthy, President  
Warren Mar, Vice-President  
Kevin Clinch, Commissioner  
Frank Lee, Commissioner  
Dr. James McCray, Jr. Commissioner  
Myrna Melgar, Commissioner  
Debra Walker, Commissioner

**DEPARTMENT & COMMISSION STAFF**

Tom Hui, Director (415) 558-6131  
  
Sonya Harris, Secretary (415) 558-6164

**CITY ATTORNEY REPRESENTATIVE**

Dep. City Atty. John Malamut (415) 554-4622

6. Discussion of Department of Building Inspection's Enforcement Division Statistics on Complaints and Inspections. (Continued from 10/15/14 Meeting)
7. Discussion and possible action on the Ordinance amending the Health Code, Article 38, to require an enhanced ventilation system for sensitive use projects within the Air Pollutant Exposure Zone, and establishing document review fees; amending the Building code to correspond to the Health Code changes; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Continued from 10/15/14 Meeting)
8. Discussion and possible action regarding proposed changes to Administrative Bulletin AB-107 – Application of Engineering Criteria of San Francisco Building Code Chapter 34B.
9. Discussion and possible action regarding a proposed revision to existing Administrative Bulletin AB-004, Priority Permit Processing Guidelines to include voluntary or mandatory seismic upgrades to private schools to improve performance in an earthquake.
10. Discussion on the issuance of night noise permits in the Rincon Hill residential area, including any DBI policy changes.
11. Discussion regarding ordinance (Clerk of the Board of Supervisors File #140381) Regulation of Short-Term Residential Rentals and Establishing Fee - Ordinance amending the Administrative Code to provide an exception for permanent residents to the prohibition on short-term residential rentals under certain conditions; to create procedures, including a registry administered by the Planning Department, for tracking short-term residential rentals and compliance; to establish an application fee for the registry; amending the Planning Code to clarify that short-term residential rentals shall not change a unit's type as residential.
12. 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.
13. Review and approval of the minutes of the Regular Meeting of August 20, 2014.
14. 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, 6<sup>th</sup> Floor, San Francisco, CA 94103 and will be available at the November 19, 2014 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](mailto: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.

If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the Building Inspection Commission Office located at 1660 Mission Street, 6<sup>th</sup> Floor, San Francisco during normal office hours.

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, C-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](mailto: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, 6<sup>th</sup> 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](http://sfgov.org/ethics).