

***BIC Meeting of
December 17, 2014***

Agenda Item #8



December 12, 2014

Building Inspection Commission
1660 Mission Street
San Francisco, CA 94103

RE: Proposed Building Code change to administrative Section 107A.2 regarding Cost Valuations

Honorable Members of the Commission:

At the regular meeting of December 10, 2014, the full Code Advisory Committee (CAC) deliberated on a proposed ordinance amending the Building Code to refer to multiple data sources for the cost schedule for permit issuance fees.

The CAC forwards a unanimous recommendation for support as submitted and attached, to the Building Inspection Commission for their consideration at this time.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kirk Means".

Kirk Means
DBI Technical Services Division
Secretary to the Code Advisory Committee

cc: Tom C. Hui, S.E., C.B.O., Director
Edward Sweeney, Deputy Director
David Leung, Manager
Ned Fennie, Jr., Chair, Code Advisory Committee
William Strawn, Legislative Affairs

Attach: Proposed Ord. File dated 11/24/2014 as approved

1 [Building Code – Administration]

2

3 Ordinance amending the Building Code to refer to multiple data sources for the cost
4 schedule for permit issuance fees.

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

9

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

11

12 Section 1. The Building Code is hereby amended by revising Section 107A2, to read
13 as follows:

14

Chapter 1A

15

SAN FRANCISCO ADMINISTRATION

SECTION 107A – FEES

17 * * * * *

18 107A.2 Permit Issuance Fees. The minimum permit fee per Section 110A, Table 1A-A – Building
19 Permit Fees – shall be paid at the time an application for a building permit is issued. The New
20 Construction Permit Fee Schedule applies to new buildings or structures. The Alteration Permit
21 Fee Schedule applies to alterations, repairs, additions or other work on an existing building or
22 structure, or to the modification of the scope of an approved permit as required by Section
23 106A.4.7.

24

25 The determination of value or valuation under any of the provisions of this code shall be made

1 by the Building Official. The value to be used in computing the permit issuance and plan review
2 fees shall be the final valuation upon completion of all construction work for which the permit
3 is issued, as well as all finish work, painting, roofing, mechanical, electrical, plumbing, heating,
4 air conditioning, elevators, fire-extinguishing systems and all other permanently installed
5 equipment and construction, even though other permits to perform such work may be required.
6

7 The valuation shall be calculated at the time of permit issuance according to a cost schedule
8 posted in the office of the Department or by actual construction cost, whichever is greater. The
9 valuation shall be recalculated at the time of any addenda and/or revision issuance. Any
10 additional fees due resulting from the recalculation of valuation shall be paid prior to addenda
11 and/or revision issuance. The cost schedule shall be adjusted annually based on construction
12 cost data reported by a variety of sources, including without limitation, local contractors, design
13 professionals, cost estimators or nationally published construction cost data books or websites
14 ~~Marshall and Swift, Valuation Engineers~~. Contractor overhead and profit shall be reflected in
15 the schedule. The Building Inspection Commission is authorized to waive the annual cost
16 schedule adjustment if it determines that increasing the fees will exceed the cost of providing
17 the services for which the fees are paid.

18 * * * * *

19 Section 3. Effective Date. This ordinance shall become effective 30 days after enactment.
20 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
21 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
22 Supervisors overrides the Mayor's veto of the ordinance. [If the operative date of the
23 ordinance is different than the effective date, then note the operative date in this section and
24 change the title of the section to "Effective and Operative Dates," or note the operative date
25 elsewhere in the ordinance.]

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

By: JUDITH A. BOYAJIAN
Deputy City Attorney