

1 [Crestmont Hill Controls.]

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3 **Ordinance amending the San Francisco Building Code by adding Section 106.4.1.3 to**
 4 **create a Crestmont Hill Slope Protection Area and require the Structural Advisory**
 5 **Committee to review and make recommendations on specified permit applications**
 6 **within that area, which is generally bounded on the east by Crestmont Drive and its**
 7 **undeveloped northern extension, on the south along Oak Park to its intersection with**
 8 **Christopher Boulevard, west to Warren Drive, north along Warren Drive to the 6th**
 9 **Avenue and Kirkham Street intersection, and Kirkham Street in an easterly direction to**
 10 **its end at the undeveloped extension of Crestmont Drive, and to require mandatory**
 11 **denial of the permit by the Director of Building Inspector under specified**
 12 **circumstances; amending Section 105.6.2 to specify the composition of the Structural**
 13 **Advisory Committee for permit applications located within the Crestmont Hill Slope**
 14 **Protection Area; amending Building Code Section 106.3.2 to require that the applicant**
 15 **for certain permit applications located within the Crestmont Hill Slope Protection Area**
 16 **provide substantial documentation that there exists sufficient infrastructure to support**
 17 **the proposed residential development and that the proposed emergency access routes**
 18 **meet standards in effect at the time of the application; amending Building Code Section**
 19 **1701.5 to require special inspections throughout the construction process for sites**
 20 **located within the Crestmont Hill Slope Protection Area.**

21 Note: Additions are *single-underline italics Times New Roman*;
 22 deletions are *~~strikethrough italics Times New Roman~~*.
 23 Board amendment additions are double underlined.
 Board amendment deletions are ~~strikethrough normal~~.

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

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1 106.4.1.3. Crestmont Hill Slope Protection Area.

2 106.4.1.3.1 Creation. There is hereby created the Crestmont Hill Slope Protection Area, which
3 is generally bounded on the east by Crestmont Drive and its undeveloped northern extension, on the
4 south along Oak Park to its intersection with Christopher Boulevard, west to Warren Drive, north
5 along Warren Drive to the 6th Avenue and Kirkham Street intersection, and Kirkham Street in an
6 easterly direction to its end at the undeveloped extension of Crestmont Drive. The Crestmont Hill
7 Slope Protection Area is comprised of the following Assessor's Block Numbers: 1850, 1851, 2635,
8 2636, 2638, 2674, 2675, 2676, 2677, and 2686. Heightened review of certain permit applications, as
9 provided in this section, shall be made in this area.

10 106.4.1.3.2 Purpose. Because landslides, earth movement, ground shaking and subsidence are
11 likely to occur on or near the Crestmont Hill Slope Protection Area, causing severe damage and
12 destruction to public and private improvements, the Board of Supervisors finds that the public health,
13 safety and welfare is best protected if the Director of Building Inspection causes permit applications
14 within the Crestmont Hill Slope Protection Area for either (1) construction of new buildings or
15 structures or (2) alterations that involve a substantial increase in the envelope of an existing building
16 or structure, to be peer reviewed for structural integrity and effect on hillside stability. The
17 requirements herein for projects in the Crestmont Hill Slope Protection Area are in addition to all
18 other applicable laws and regulations, including any and all requirements for environmental review
19 under the California Environmental Quality Act; compliance with the requirements contained herein
20 does not excuse a project sponsor from compliance with any other applicable laws and regulations.

21 106.4.1.3.3 Mandatory review by Structural Advisory Committee and other City officials. All
22 permit applications submitted to the Central Permit Bureau for construction of new buildings or
23 structures or alterations that involve a substantial increase in the envelope of an existing building or
24 structure (as determined by the Director) within the Crestmont Hill Slope Protection Area shall be
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1 submitted to and reviewed by the Structural Advisory Committee, as defined by Building Code Section
2 105.6. No permits for such properties located within the Crestmont Hill Slope Protection Area shall be
3 issued unless and until the Director has consulted with and received a written communication from
4 representatives of the Department of Planning, Department of Public Works and Fire Department,
5 each of whom has made a visit to the site for which the project is proposed, and the Director has
6 received a written report from the Structural Advisory Committee concerning the safety and integrity of
7 the proposed design and construction. As part of its review, the Structural Advisory Committee shall
8 consider the effect that construction activity related to the proposed project will have on the safety and
9 stability of the Crestmont Hill Slope Protection Area.

10 106.4.1.3.4 Mandatory denial by Director. In the event that the Structural Advisory Committee
11 determines that there is a reasonable possibility that the proposed design and construction might result
12 in unsafe conditions or might increase the likelihood of hillside instability, the Director shall deny the
13 permit. The Director's decision to deny the permit is appealable only to the Board of Appeals.

14 Section 2. The San Francisco Building Code is hereby amended by amending Section
15 105.6.2, to read as follows:

16 105.6.2 Members. For consideration of each building with such special features, the
17 Structural Advisory Committee shall consist of members who are knowledgeable in the
18 structural engineering and construction issues presented by those special features. Members
19 shall be selected from a list of qualified engineers submitted by the Structural Engineers
20 Association of Northern California and approved by the Director. One member shall be
21 selected by the Director, one member shall be selected by the owner, and the third member
22 shall be selected jointly. Compensation of the Structural Advisory Committee members shall
23 be by the owner. However, when the project for which Committee review is required is located
24 in the Edgehill Mountain Slope Protection Area or the Crestmont Hill Slope Protection Area, as
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1 defined by Building Code Section 106.4.1.2, (a) the Committee shall consist of a structural
2 engineer, a geologist and a geotechnical engineer; (b) the Committee shall consult with an
3 architect, who shall be a voting member of the Committee; however, the architect shall not be a
4 voting member in the Crestmont Hill Slope Protection Area; (c) the selection of the Committee
5 members shall be as follows: one member shall be selected jointly by the Director and the
6 Director of Public Works, one member shall be selected solely by the Director and one
7 member shall be selected jointly by the Director and the owner from recommendations made
8 by interested persons, including but not limited to residents of the neighborhood surrounding
9 the project location; and (d) to the extent feasible, the Committee members should be
10 selected from a list submitted by the Structural Engineers Association of Northern California.

11 Section 3. The San Francisco Building Code is hereby amended by amending Section
12 106.3.2, to read as follows:

13 106.3.2 Submittal documents. Plans, specifications, engineering calculations,
14 diagrams, soil investigation reports, special inspection and structural observation programs
15 and other data shall constitute the submittal documents for a permit. When such plans are not
16 prepared by an architect or an engineer, the Director may require the applicant submitting
17 such plans or other data to demonstrate that state law does not require that the plans be
18 prepared by a licensed architect or engineer. The Director may require plans, computations
19 and specifications to be prepared and designed by an engineer or architect licensed by the
20 state to practice as such even if not required by State law. Materials submitted by a licensed
21 architect or engineer must be signed and sealed with an original signature on the first sheet of
22 each set of documents, and facsimile stamps plus the required registration seal of the
23 architect or engineer on the balance of the sheets.

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1 Two complete sets of plans and specifications and three copies of the soil investigation
2 report (when required) shall be submitted. Additional complete sets of plans and specifications
3 may be required for special permit processing services that may be offered by the City and
4 County of San Francisco.

5 EXCEPTIONS:

6 1. The requirements for plans or specifications may be waived by the
7 Director, provided that the nature and extent of the proposed construction can be clearly
8 described in writing, and such a description is filed with the application.

9 2. In addition to all other requirements of this Section 106.3.2, the following
10 requirements shall apply to applications for construction of new buildings or structures, and to
11 alterations that involve a substantial increase in the building envelope of an existing building
12 or structure, within the Edgehill Mountain Slope Protection Area, created by Building Code
13 Section 106.4.1.2, and within the Crestmont Hill Slope Protection Area, created by Section 106.4.1.3:

14 The Director may not waive the requirements for submittal documents set forth in this
15 Section 106.3.2.

16 Submittal documents shall substantiate that the building or structure will comply with
17 applicable codes and regulations.

18 Submittal documents shall include (1) plans prepared by a State-licensed architect or
19 engineer and (2) a construction/staging plan establishing that the proposed construction will
20 not compromise the health, safety or welfare of neighboring property owners. Submittal
21 documents shall demonstrate to the satisfaction of the Director, based on consultation with
22 and written communications from appropriate City officials, including the Director of the
23 Department of Public Works, that there is sufficient infrastructure (including utilities and
24 streets) to support the proposed residential development and that the proposed emergency
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1 vehicle access routes comply with the standards in use by the Fire Department or similar
2 agency in effect at the time the application is submitted.

3 Section 4. The San Francisco Building Code is hereby amended by amending Section
4 1701.5, to read as follows:

5 1701.5 Types of Work. Except as provided in Section 1701.1, the types of work listed
6 below shall be inspected by a special inspector.

7 1. Concrete. During the taking of test specimens and placing of reinforced
8 concrete. See Item 12 for shotcrete.

9 EXCEPTIONS:

10 1. Concrete for foundations conforming to minimum requirements of Table
11 18-I-C or for Group R, Division 3, or Group M, Division 1 Occupancies, provided the building
12 official finds that a special hazard does not exist.

13 2. For foundation concrete, other than cast-in-place drilled piles or caissons,
14 where the structural design is based on an $f'c$ no greater than 2,500 pounds per square inch
15 (psi) (17.2 MPa). This exception shall not apply to foundations serving as retaining walls of
16 soil over 5 feet (1829 mm) in height measured from the base of the foundation.

17 Section 1701.5. Revise this item as follows:

18 15. Special cases. Work which, in the opinion of the Director, involves
19 unusual hazards or conditions such as underpinning, shoring, removal of hazardous materials
20 and new construction methods not covered by this code.

21 Section 1701.5. Add the following items:

22 17. Exterior facing. During fastening of all exterior veneer and ornamentation
23 facing units constructed of concrete, masonry, stone or similar materials, and all curtain walls
24 weighing more than 15 pounds per square foot (73.39 kg/m²) of wall.

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1 EXCEPTIONS:

2 1. Veneers weighing less than 5 pounds per square foot (24.46 kg/m)
3 located less than 15 feet (4.57 m) above grade.

4 2. Anchored veneer located less than 10 feet (3.048 m) above grade.

5 18. Demolition. Demolition of buildings more than two stories or 25 feet (7.62
6 m) in height. See Section 3303.9 for demolition requirements.

7 EXCEPTION: Type V buildings.

8 19. Retrofit of unreinforced masonry bearing wall buildings.

9 19.1 During the testing of mortar quality and performance of masonry shear
10 tests in accordance with Section 1614C when required by Sections 1606C.3.3 and 1607C.2.

11 19.2 During repointing operations in accordance with Section 1616C when
12 required by Sections 1606C.3.3.7 and 1607C.1.

13 19.3 During the installation of new shear bolts when required by the exception
14 to Section 1607C.4.

15 19.4 Prior to the placement of the bolt and grout or adhesive for embedded
16 bolts as required by Section 1607C.4.

17 19.5 During the prequalification tests in accordance with Section 1615C.3 as
18 permitted by Footnote 8 to Table 16C-E.

19 20. Bolts installed in existing masonry or concrete. Except for through bolts
20 with plate washers conforming to Table 16C-E, bolts that are newly installed in existing
21 masonry or concrete shall be tested in accordance with Section 1615C. The number and type
22 of tests required shall be the same as required by Section 1607C.

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1 21. Shear walls and floor systems used as shear diaphragms. All
2 connections, including nailing, tiedowns, framing clips, bolts and straps, for those parts of a
3 lateral force resisting system utilizing the following components:

4 21.1 Plywood diaphragms, where shear values exceed 2/3 the values in
5 Tables 23-II-H and 23-II-I-1.

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7 21.2 Double sheathed shear walls, in all cases.

8 21.3 Plywood shear walls, wherever nailing or hardware are not visible to the
9 district inspector at the time of cover-up inspection.

10 If nailing is not visible to the inspector at the called inspection, or if the special
11 inspector has not inspected the work prior to the concealment, all work concealing such
12 nailing shall be removed in order to permit a complete inspection.

13 21.4 Gypsum wallboard shearwalls where shear values exceed one-half of the
14 values permitted by Footnote 1 of Table 25A-I.

15 21.5 Fiberboard shearwalls where shear values exceed one-half of the values
16 in Table 23-II-J.

17 21.6 Particle-board diaphragms, where shear values exceed one-half of the
18 values in Table 23-I-I-2.

19 22. Construction of a new building or structure, or alterations that involve a
20 substantial increase in the envelope of an existing building or structure within the Edgehill
21 Mountain Slope Protection Area, created by Building Code Section 106.4.1.2, or the Crestmont
22 Hill Slope Protection Area, created by Building Code Section 106.4.1.3; provided, however, that,
23 until the special inspection reports required by Building Code Section 1701.3 are submitted to
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1 and approved by the Department, the phase of construction subsequent to the phase or
2 element for which the report was completed cannot commence.

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

6 By: _____
7 JOHN D. MALAMUT
8 Deputy City Attorney

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