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PART 1 – SCOPE AND ADMINISTRATION

SECTION 101 – GENERAL

101.1 Title. These regulations shall be known as the “Airport Building Regulations,” referred to in this document as “these regulations.”

101.2 Scope. The provisions of these regulations shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures and any fire, life/safety, and security systems, potable water systems, and electrical systems under 600 volts within the geographical boundaries of the San Francisco International Airport.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted. The following Appendices are adopted by the Airport Commission:

None

101.3 Intent. The purpose of these regulations is to establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment, to regulate and control the demolition of all buildings and structures, and the quarrying, grading, excavation, and filling of land; and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes. The codes listed in Section 101.4.1 through 101.4.6 and referenced elsewhere in these regulations shall be considered part of the requirements of these regulations to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the California Mechanical Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in these regulations. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the California Mechanical Code shall apply to the installation, alternations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions
of the *International Private Sewage Disposal Code* shall apply to private disposal systems.

101.4.4 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.5 Fire prevention. The provisions of the *California Fire Code* and the San Francisco Amendments known as the "San Francisco Fire Code" shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Exception: Section 113, Fees, and Section 114, Fee Collection, and any other provision of the *San Francisco Fire Code* pertaining to fee assessment or collection are not adopted by the Airport Commission.

101.4.6 Energy. The provisions of the *California Energy Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing buildings. The provisions of the *California Existing Building Code* shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

SECTION 102 – APPLICABILITY

102.1 General. Where a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of these regulations specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of these regulations shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to Sections 101 through 116 shall be construed to refer to Sections contained within these regulations. Unless otherwise noted, references to all other Sections and Chapters shall be construed to refer to Chapters and Sections of the *California Building Code*.

102.4 Referenced codes and standards. The codes and standards referenced in these regulations shall be considered part of the requirements of these regulations to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 through 102.4.4.

102.4.1 Conflicts. Where conflicts occur between provisions of these regulations and referenced codes and standards, the provisions of these regulations shall apply.
102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of these regulations of the International Codes listed in Section 101.4, the provisions of these regulations or the International Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

When these regulations or the Airport’s Architecture and Engineering Standards do not specifically cover any subject relating to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes and Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire-prevention engineering practices.

102.5 Partial Invalidity. In the event that any part of provision of these regulations is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of these regulations shall be permitted to continue without change, except as otherwise specifically provided in these regulations, the California Existing Building Code, the International Property Maintenance Code or the California Fire Code.

102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the California Building Code or California Residential Code, as applicable, for new construction or with any current permit for such occupancy.

102.6.2 Building previous occupied. The legal occupancy of any building existing on the date of adoption of these regulations shall be permitted to continue without change, except as otherwise specifically provided in these regulations, the California Fire Code or International Property Maintenance Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.7 Effective Date. Only those codes approved by the California Building Standards Commission and amendments, additions or deletions to codes adopted by the Airport Commission that are effective at the time an application for building permit is deemed acceptable for building plan review by the Division shall apply to the plans and specifications for, and to the construction performed under, that permit.
PART 2 – ADMINISTRATION AND ENFORCEMENT

SECTION 103 – ADMINISTRATION

103.1 Appointment of the building official. The Airport Director shall appoint the Building Official.

103.2 Enforcement agency and deputies. The Building Inspection and Code Enforcement Section shall be the code administration and enforcement agency under these regulations (“Division”). The Division shall develop applications and instructions for permit applications. Consistent with the Airport Director’s appointment authority under the San Francisco Charter, the Airport Director may appoint and assign technical officers, inspectors, plan examiners and other employees as may be necessary to carry out the functions of the Division. For the maintenance of existing properties, see the International Property Maintenance Code.

103.3 Committees. The Airport Director may establish in his or her discretion any committees to advise on matters relating to these regulations.

103.4 Airport Fire Marshal. The Bureau of Fire Prevention, Airport Division, is authorized and directed to enforce all provisions of the California Fire Code and the San Francisco Fire Code as adopted by the Airport Commission.

SECTION 104 – DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The Building Official is authorized and directed to enforce all the provisions of these regulations. For such purposes, the Building Official shall have the powers of a law enforcement officer.

The Building Official shall have the power to render interpretations of these regulations and to issue and enforce bulletins to clarify the application of these regulations. Such interpretations and bulletins shall be in conformance with the intent and purpose of these regulations. Bulletins shall not take effect until approved by the Airport Director, or his or her designee or advisory committee, and signed by the Building Official except in unusual circumstances where the Building Official has determined that there is an immediate need to protect the public health and safety. When the Building Official finds that such circumstances exist, the Building Official may order immediate enforcement of a particular unissued bulletin.

NOTE: “Bulletins” may be found on the Division’s website at: https://sfoconnect.com/building-inspection-code-enforcement-bice

104.2 Applications and permits. The Division shall receive applications, and review construction documents, issue building permits, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of these regulations.
104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, repair, alternation, addition or other improvement of existing buildings or structures located in flood hazard areas, the Division shall determine if the proposed work constitutes substantial improvement or repair of substantial damage in conformance with San Francisco Administrative Code Chapter 2A, Article XX Floodplain Management Programs. When the Division determines that the proposed work constitutes substantial improvement or repair of substantial damage, and when required by these regulations, the Building Official shall require the building to meet the requirements of Section 1612.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with these regulations.

104.4 Inspections. The Division shall make all of the required inspections, or the Division shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

104.5 Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under these regulations.

104.6 Right of entry. Notwithstanding any conflicting contractual terms, where it is necessary to make an inspection to enforce the provisions of these regulations or other codes or ordinances, or when the Building Official has reasonable cause to believe that there exists in a building or upon a premises a condition that is contrary to or in violation of these regulations or other codes or ordinances that makes the building or premises unsafe, dangerous or hazardous, the Building Official, or his or her designee, may enter the building or premises at reasonable times to inspect or to perform the duties imposed by these regulations or other codes or ordinances. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

104.7 Department records. The Division shall keep official records of applications received, permits and certificates issues, reports or inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The Building Official or employee charged with the enforcement of these regulations, acting in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance shall not be personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. In compliance with California Government Code Section 825, a suit brought against the Building Official or employee because of such act or omission performed by the Building Official or
employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of these regulations or enforced by any other enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting from such proceedings shall be assumed by this jurisdiction.

These regulations shall not be construed to relieve from or lessen the responsibility of any person operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its officers or employees be held as assuming any such liability by reason of the inspections authorized by these regulations or any permits or certificates issued under these regulations.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of these regulations for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

104.10 Modifications. Where there are practical difficulties involved in carrying out the provisions of these regulations, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or the owner’s authorized agent, provided the Building Official shall first find that a special individual reason makes the strict letter of these regulations impractical, the modification is in compliance with the intent and purpose of these regulations and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Division.

104.10.1 Flood hazard areas. The Building Official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 unless a determination has been made that:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.

2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.

5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.

104.11 **Alternate materials, design, and methods of construction.** The provisions of these regulations are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by these regulations, provided that any such alternative is authorized by the Building Official.

An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of these regulations, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in these regulations in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 **Research Reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in these regulations, shall consist of valid research reports from approved sources.

104.11.2 **Tests.** Whenever there is insufficient evidence of compliance with the provisions of these regulations, or evidence that a material or method does not conform to the requirements of these regulations, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the Airport Commission. Test methods shall be as specified in these regulations or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved testing agency. Reports of such tests shall be retained by the Division for the period required for the retention of public records.
SECTION 105 – PERMITS

105.1 Permits required. Except as specified in Section 105.2, no building, structure, or system shall be erected, installed, enlarged, altered, repaired, removed, converted, or replaced, or demolished unless a separate permit for each building, structure, or system has first been obtained from the Building Official.

105.1.1 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the Building Official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Division as designated.

105.2 Work exempt from permits. Exemptions from permit requirements of these regulations shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of these regulations or any other applicable laws or ordinances. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²).

2. Fences not over 7 feet (2134 mm) high.

3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.

5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

7. Temporary motion picture, television and theater stage sets and scenery.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

9. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

10. Construction of, or alterations or repairs to, structures if the work does not include changes to occupancy or egress; construction or alterations of fire sprinkler or alarm systems; and the work does not add new or alter existing electrical, plumbing, or mechanical systems or change the structural load of the structure or building.

**Electrical:**

**Repairs and maintenance:** Routine maintenance and minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Radio and television transmitting stations:** The provisions of these regulations shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

**Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by these regulations.

5. Replacement of any part that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in these regulations.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Division.

105.2.2 Maintenance and repairs. Application or notice to the Division is not required for ordinary maintenance and repairs to structures performed by civil servants. Such maintenance and repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Division for that purpose.

The Division shall provide information to all permit applicants of Bay Area Air Quality Management District and California Air Resources Board regulations regarding construction dust control to mitigate potential adverse public health effects from dust in general, and from naturally occurring asbestos that may be released during construction activities.

105.3.1 Action on application. The Division shall examine or cause to be examined applications for permits and amendments within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, standards, or rules or regulations enforced by the Division or any other Airport section, the Division shall reject such application in writing, stating the reasons for rejection. If the Division is satisfied that the proposed work conforms to the requirements of these regulations and applicable laws and ordinances, the Division shall issue a permit therefor as soon as practicable.
105.3.2 **Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 120 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Division is authorized to grant one or more extensions of time. The extension shall be requested in writing and justifiable cause demonstrated.

105.4 **Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these regulations or of any other applicable laws and regulations. Permits presuming to give authority to violate or cancel the provisions of these regulations or other applicable laws or regulations shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Division from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of these regulations or of any other applicable laws or regulations.

105.5 **Expiration.** Every permit issued shall become invalid unless work on the site authorized by such permit is commenced within 120 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Division is authorized to grant, in writing, one or more extensions of time. The extension shall be requested in writing and justifiable cause demonstrated.

105.6 **Suspension or revocation.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of these regulations whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of these regulations.

105.7 **Placement of permit.** Any work requiring a permit shall not begin until the permit holder or the permit holder’s agent posts an inspection record “Job Card,” on the site. This card shall be issued at the time of permit issuance by the Division. The card must be posted in a conspicuous, readily accessible location to allow inspectors to make necessary entries; it must remain on the job site until a final inspection of all work stated in that permit has been completed. After final inspection, the card may be removed and retained as part of the building owner’s record. A copy will be retained by the Division as a public record.

105.8 **Pre-application plan review or inspection.** When an applicant wishes to discuss specific design issues or submit preliminary designs for review and comment by the Division prior to formal application for a permit, or an applicant wishes to have an on-site discussion with a field inspector, a request for pre-application plan review must be submitted in writing to the Division.
SECTION 106 – FLOOR AND ROOF DESIGN LOADS

106.1 Live loads posted. In commercial, institutional or industrial buildings, for each floor or portion thereof designed for live loads exceeding 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner or the owner’s authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by these regulations.
SECTION 107 – SUBMITTAL DOCUMENTS.

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall submitted in a format acceptable to the Division. The construction documents shall be prepared by a registered design professional where required by statutes of California. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with these regulations.

107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Division. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of these regulations and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to these regulations and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of these regulations. In other occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with these regulations. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.
The construction documents shall include manufacturer’s installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevation; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

107.2.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1

107.2.6 Structural information. The construction documents shall provide the information specified in Section 1603.

107.3 Examination of documents. The Division shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of these regulations and other pertinent laws or ordinances.

107.3.1 Approval of construction documents. The construction documents shall be approved by the Division, in writing or by stamp, as “Reviewed for Code Compliance.” The Division shall retain a copy of the construction documents so reviewed. A copy shall be returned to the applicant in the format submitted. A “Reviewed for Code Compliance” copy shall be kept at the site of work and shall be open to inspection by the Building Official and the Division.

107.3.2 Previous approvals. These regulations shall not require changes to the construction documents submitted for review with an application for Building Permit prior to the Effective Date of these regulations, and the construction of which has not been abandoned as described in Section 105.3.3.

107.3.3 Phased approvals. The Division may issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the regulations.. The holder of such permit for the
foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted.

107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner or the owner’s authorized agent to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner or the owner’s authorized agent shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner or the owner’s authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the Building Official.

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.5 Retention of approved construction documents. One set of approved construction documents shall be provided to the applicant. The applicant, or its contractor, shall be responsible for keeping these documents and a copy of the building permit on the building site at all times and making them available for inspection and use by the inspector during such construction until final inspection has been made; failure to do so shall result in stoppage of work.

One set of approved construction documents for all building permits shall be retained by the Division in reproducible form as public records.
When the set of approved construction documents is not available as required by this Section, a duplicate set of documents shall be submitted to the Division along with a notarized certification that such documents are identical to the approved construction documents except for notations by City agencies. The Division shall then copy such notations from its retained set to the duplicate set and shall stamp the duplicate set APPROVED.
SECTION 108 – TEMPORARY STRUCTURES AND USES.

108.1 General. The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

108.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

108.4 Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.
SECTION 109 – FEES (Reserved)

SECTION 110 – INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of these regulations or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner’s authorized agent to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.2 Preliminary inspection. Before issuing a permit, the Division may examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required inspections. The Building Official, upon notification, shall make the inspections set forth in Section 110.3.1 through 110.3.10.

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.
110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

**Exception:** Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.6 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

110.3.8 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.7, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of these regulations and other laws that are enforced by the Division.

110.3.9 Special inspections. For special inspections, see Chapter 17.

110.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

110.3.10.1 Flood hazard documentation. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Section 1612.5 shall be submitted to the Building Official prior to the final inspection.

110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Division when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by these regulations. Inspection requests must be made to the Division in writing at least 48 hours in advance of the requested inspection time. The Division may otherwise specify the time for and manner in which a request for inspection is filed.

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the
permit holder of his or her agent wherein the same fails to comply with these regulations. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.
SECTION 111 – CERTIFICATES OF OCCUPANCY

111.1 Use and occupancy. A building orstructure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of these regulations or of other ordinances applicable to the Airport. It shall be the duty of the Police Department – Airport Division, when called upon by the Building Official, to enforce this provision.

Exception: Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.

111.2 Certificate issued. After the Division inspects the building or structure and finds no violations of the provisions of these regulations or other laws that are enforced by the department of building safety, the Building Official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner’s authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of these regulations for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

111.3 Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The request for such temporary certificate shall be in writing, and no occupancy of the building shall be made
until such certificate is issued. Such temporary certificate shall be valid for a period not to exceed 90 days, unless an extension of time is approved by the Building Official.

In addition to the requirements of the California Building Code, the following documentation is required before the Division may issue a temporary certificate of occupancy:

Certificate from San Mateo County Health Department for all backflow prevention devices.

Certification that all potable water supply systems have been chlorinated.

Acceptance by State Elevator Inspector.

111.4 Revocation. The Building Official may, in writing, suspend or revoke a temporary certificate of occupancy or a final certificate of occupancy issued under the provisions of these regulations whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure, or portion, is in violation of any ordinance or regulation or any of the provisions of these regulations.
SECTION 112 – SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by these regulations for which a permit is required, until released by the Building Official.

112.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

112.3 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by these regulations and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.
SECTION 113 POTABLE WATER SERVICE AND SUPPLY

113.1 General. All use of potable water and connections to potable water systems shall comply with and are subject to the Airport’s Potable Water System and Supply requirements set forth in Rule 8 of the Airport Rules and Regulations.
SECTION 114 – VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by these regulations, or cause same to be done, in conflict with or in violation of any of the provisions of these regulations.

114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of these regulations, or in violation of a permit or certificate issued under the provisions of these regulations. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violations. If the notice of violation is not complied with promptly, the Building Official is authorized to refer the violation to the San Francisco City Attorney’s Office to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of these regulations or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of these regulations or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of these regulations, shall be subject to fines as prescribed in Table 1.

114.4.1 Cost to abate. If a notice of violation directs abatement of a condition, the person responsible shall begin abatement work within 10 calendar days of the notice date. If work does not begin within 10 calendar days, the Airport may perform the abatement work and charge the cost of the abatement work to the person responsible in addition to the fines indicated in Table 1.
## Table 1

<table>
<thead>
<tr>
<th>VIOLATION</th>
<th>FINE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work Without a Building Permit</td>
<td>$1,000.00 per day</td>
</tr>
<tr>
<td>Not Maintaining Public Access: Not Complying With Pedestrian Safety and ADA Access Requirements</td>
<td>$1,000.00 per incident per day; Costs</td>
</tr>
<tr>
<td>No Meter Installed or Unauthorized Connection to Airport Utility: Electric, Gas, Water, Fire Protection, Fire Alarm, Sewer, etc.</td>
<td>$5,000.00 per incident with possible immediate disconnection; Costs</td>
</tr>
<tr>
<td>Unauthorized Shutdown of Airport Utility: Electric, Gas, Water, Fire Protection, Fire Alarm, Sewer, etc.</td>
<td>$5,000.00 per incident per day; Costs</td>
</tr>
<tr>
<td>Unsafe Condition or Code Violation Resulting in the Issuance of a Stop Work Order</td>
<td>$5,000.00 per incident per day; Costs</td>
</tr>
<tr>
<td>Unauthorized Covering of Work Before Inspection</td>
<td>$500.00 per incident; Costs</td>
</tr>
<tr>
<td>Not Having Building Permit and Approved Plans at Jobsite</td>
<td>$500.00 per day</td>
</tr>
<tr>
<td>Use or Occupancy Without a Certificate of Occupancy (Temporary or Final)</td>
<td>$1,000.00 per day</td>
</tr>
</tbody>
</table>
SECTION 115 – STOP WORK ORDER

115.1 Authority. Where the Building Official finds any work regulated by these regulations being performed in a manner either contrary to these provisions of these regulations or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

115.2 Issuance. The stop work order shall be in writing and given to the owner of the project involved, the owner’s authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as described by law.
SECTION 116 – UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.2 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is delivered in any manner specified in the Airport contract, lease, or written permit related to the structure.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the Building Official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the California Existing Building Code.