

Introduction to Airport Building Regulations, A&E Standards, and Airport Guidance Documents

The Airport Building Regulations (ABR):

The ABR governs the San Francisco International Airport's (SFO's or Airport's) implementation and enforcement of the California Building Standards Codes (Cal. Reg. Title 24) (Building Codes). The ABR was adopted by the Airport Commission on October 17, 2017 by Resolution No. 17-0271, and is enforced by the Airport Building Official and Building Inspection and Code Enforcement (BICE), a section within the Airport Facilities Division.

The documents below govern SFO design and construction work:

Airport Architecture and Engineering (A&E) Standards:

The A&E Standards are Airport requirements for design and construction work in addition to the requirements provided within the Building Codes. The development, revision, and approval of alternatives or exceptions to the A&E Standards is administered by the Standards Committee established by the Airport Director.

Airport Guidance Documents:

The Guidance Documents supplement the A&E Standards with aspirational goals and guidelines for all projects. The Guidance Documents focus on project delivery processes and select design elements of particular importance to the Airport. The Guidance Documents also include Production Standards to ensure construction documents – and use of Building Information Modeling (BIM) and CAD – are consistently developed and prepared across Airport projects. Guidance Documents include: Delivering Exceptional Projects; Principles of R.E.A.C.H., and Production Standards. The development, revision, and approval of the Guidance Documents is administered by the Airport's Chief Development Officer.

Tenant Improvement Guide (TIG):

The TIG outlines processes, procedures, and requirements for projects at the Airport administered by anyone other than the Airport itself, including tenants, concessions, airlines, and other permittees. To obtain a copy of the TIG, contact your appropriate representative in Aviation Management or Revenue Development or click here: <https://sfoconnect.com/tenant-improvement-guide-0>.

A&E STANDARDS AND GUIDANCE DOCUMENTS

The A&E Standards provide design and construction standards for all infrastructure, terminal buildings, renovations, and other public facilities owned, operated or maintained by the Airport, including spaces used by tenants, vendors, and permittees. The goal of the A&E Standards is to ensure improvements at the Airport incorporate industry best practices and technological developments.

The A&E Standards are not intended to limit creativity or innovation. The Airport encourages designers and builders to recommend alternatives or exceptions that provide an advantage or benefit to the Airport. However, any alternatives or exceptions to the A&E Standards must be approved in writing by the Standards Committee prior to issuance of a Building Permit by the Airport Building Official. Procedures for obtaining exceptions are contained within the "Proposing Alternatives or Exceptions to the A&E Standards" section of this document.

Compliance with the A&E Standards does not relieve designers and builders from compliance with all applicable laws, regulations, and their contractual obligations. In the event a conflict arises between any applicable code, law, or regulation and the A&E Standards, the stricter code, law, regulation, or standard shall apply. Anything in the A&E Standards that purports to relieve designers and builders from any requirement of the applicable Building Codes, federal laws, other Airport Rules or Regulations adopted by the Airport Commission is void.

How to use the A&E Standards: The A&E Standards should be used as a resource for the development of project-specific design documents, including drawings, details and specifications. It is the responsibility of the design, engineering, and construction professionals to adhere to all codes and regulations applicable to the project.

How to obtain the A&E Standards: PDF versions of the A&E Standards can be obtained on SFO Construction: <https://www.sfoconstruction.com/ae-standards-and-guidance-documents>. In the event there are any issues locating a particular document, documents may also be obtained with proper authorization by contacting Nat King at nat.king@flysfso.com. For authorization, Airport-contracted designers, contractors, and project management consultants should contact the contract/project manager assigned to their contract. Tenants and other permit applicants should contact their Airport project liaison for authorization.

How to use Guidance Documents: Guidance Documents are reference guides for project delivery, additional support navigating the interface with Airport Stakeholders, and for clarifying specific technical issues not already addressed in the A&E Standards.

How to obtain the Guidance Documents: PDF versions of the Airport Guidance Documents can also be obtained on SFO Construction: <https://www.sfoconstruction.com/ae-standards-and-guidance-documents>.

Conflict Resolution: It is incumbent on designers-of-record and general contractors to raise issues of conflict between A&E Standards and the Building Codes for their specific projects. All designers and contractors must comply with the ABR and Building Codes.

STANDARDS COMMITTEE

In July 2017, the Airport Director established the Standards Committee to guide the development of the A&E Standards and to call for the update of the A&E Standards at a minimum of every 3 years in coordination with updates to the Building Codes. The Standards Committee administers the A&E Standards by resolving disputes between Stakeholders, calling for periodic updates of the A&E Standards, and granting alternatives or exceptions to the application of the A&E Standards.

The Standards Committee typically meets on the first Thursday of each month and is comprised of the following individuals:

- **Geoffrey Neumayr**, *Chief Development Officer (Chair)*
- **Ian Law**, *Chief Information Officer*
- **Leroy Sisneros**, *Director of Facilities*

The Standards Committee may approve alternatives or exceptions to the A&E Standards only upon code compliance review by BICE and recommendation of the Airport Section Manager for the relevant technical discipline(s), as provided in the procedure set forth below.

PROPOSING ALTERNATIVES OR EXCEPTIONS TO THE A&E STANDARDS

Whenever a designer, builder, or project owner (“applicant”) seeks an alternative or exception to the A&E Standards for a project, the applicant must, at a minimum, submit the following items to support the request for an alternative or exception:

1. A description of the proposed alternative or exception.
2. Alternative product, material, or equipment specifications.
3. A justification for the alternative or exception (e.g., durability, maintainability, life cycle costs, time savings).

All requests for alternatives or exceptions must first be submitted to the Standards Committee coordinator, Nat King, who may be reached at (650) 821-7611 or nat.king@flysfso.com.

The general process for review of an alternative or exception is as follows:

1. BICE will review the proposed alternative or exception to determine code compliance.
2. The Section Manager(s) for the relevant technical discipline(s) will review the proposal and either reject the proposal or make a recommendation for approval to the Standards Committee.
3. The Section Manager(s) recommendation will be distributed to the Standards Committee members by email.
4. The discussion and subsequent vote will occur during the next scheduled session. At that time, the Standards Committee will review the proposal and determine whether to allow the alternative or exception. Approval of the alternative or exception requires a majority vote. In the event of a tie, the Chair of the Standards Committee will make the final determination whether to approve or reject the proposal for an alternative or exception. The Standards Committee may vote via email as circumstances necessitate.
5. Notice will be provided to the applicant regarding the Committee's final determination.