[Building Code - Mandatory Seismic Retrofit Program - Wood-Frame Buildings]

Ordinance amending the Building Code, to establish a Mandatory Seismic Retrofit Program for wood-frame buildings of three or more stories and containing five or more dwelling units where the permit to construct was applied for prior to January 1, 1978, and the building has not been seismically strengthened; establishing a fee for administering the program; adopting environmental findings, and findings of local conditions under California Health and Safety Code, Section 17958.7; establishing an operative date; and directing the Clerk of the Board to forward the legislation to specified State agencies.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. General Findings.

(a) At a duly noticed public hearing held on _____, the Building Inspection Commission considered this ordinance.

(b) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(c) In Section 19160 of the California Health & Safety Code, the State Legislature declared that because of the generally acknowledged fact that California will experience moderate to severe earthquakes in the foreseeable future, increased efforts to reduce

earthquake hazards should be encouraged and supported. California Health and Safety Code Section 19161 authorizes each city, city and county, or county to assess the earthquake hazard in its jurisdiction and to identify buildings that are potentially hazardous to life in the event of an earthquake. Health and Safety Code Section 19162 authorizes the governing body of any city, city and county, or county to establish by ordinance seismic retrofit standards for these buildings.

(d) Among the potentially hazardous buildings identified in Health and Safety Code Section 19161 are wood-frame, multi-unit residential buildings constructed before January 1, 1978 having soft, weak or open front wall lines (a "soft-story condition"). These conditions generally arise in a building because the first story has perimeter walls that have large openings for garage doors or windows, has few interior partitions, and/or is constructed of materials that have deteriorated over time.

(e) In enacting Health and Safety Code Section 19160 et seq., the State Legislature found that residential buildings with a soft-story condition are particularly vulnerable to severe damage and collapse. Their collapse can ignite fires that threaten trapped occupants and neighboring buildings in the event of an earthquake and could complicate emergency response. In addition, these buildings are an important component of the State's housing stock that are in jeopardy of being lost in the event of a major earthquake. Soft-story residential buildings were responsible for 7,700 of the 16,000 housing units rendered uninhabitable by the Loma Prieta earthquake and over 34,000 of the housing units rendered uninhabitable by the Northridge earthquake. As noted in subsection (j) of Health and Safety Code Section 19160, the Association of Bay Area Governments estimates that soft-story residential buildings will be responsible for 66 percent of the uninhabitable housing following a seismic event on the Hayward fault. In subsections (l) and (n) of Health and Safety Code Section 19160, the Seismic Safety Commission recommended to the State Legislature that

any mandatory mitigation programs adopted significantly reduce unacceptable hazards in buildings by 2020 and the Legislature stated its intent that local jurisdictions be encouraged to address the seismic safety of soft-story residential buildings and to initiate efforts to reduce the seismic risk in these vulnerable buildings.

Section 2. Findings of Local Conditions Under California Health and Safety Code Section 17958.7.

(a) The Applied Technology Council (ATC) is a nonprofit organization that develops and promotes state-of-the-art, user-friendly engineering resources and applications to mitigate the effects of natural and other hazards on the built environment. Beginning in 1998, ATC was contracted to perform a study called the San Francisco Community Action Plan for Seismic Safety (CAPSS), which was initiated by the San Francisco Building Inspection Commission. Under CAPSS, ATC, together with the CAPSS Public Advisory Committee, studied buildings in San Francisco that are vulnerable to collapse or severe damage in an earthquake.

(b) The purpose of the CAPSS study was to develop earthquake safety policy recommendations founded on clear technical bases. "Here Today, Here Tomorrow," ATC's first policy report under CAPSS, was published in February 2009 and focused on the City's wood-frame structures that have five or more residential units, three or more stories, and were built before the adoption of codes regulating earthquake-resistant construction. It was determined that the possible collapse of many of San Francisco's wood-frame, multi-story buildings containing residential units represents one of the most significant earthquake impacts to the City. The final CAPSS report, issued December 31, 2010, also addressed other vulnerable building types that present risks to the people of the City and County of San Francisco.

(c) In 2010, the San Francisco Planning and Urban Research Association (SPUR) published a white paper entitled "The Resilient City – Part I," containing SPUR's recommendations regarding how San Francisco can prepare for and rebound quickly from a major earthquake. As noted in the Preface to "Here Today – Here Tomorrow," there has been significant cooperation and communication between the CAPSS Public Advisory Committee and SPUR's hazard mitigation task force. The CAPSS recommendations were strongly influenced by SPUR's vision of city-wide mitigation actions to be taken to assure San Francisco's speedy recovery after a future earthquake .

(d) At the request of participants in the CAPSS project, in May 2009 the Federal Emergency Management Agency (FEMA) commissioned ATC to prepare guidelines for the seismic retrofit of so-called soft-story wood frame buildings. Technical advisors to the CAPSS project had concluded that existing engineering procedures were not adequate to fully evaluate the complex behavior of these vulnerable buildings, and were not necessarily yielding optimal retrofit designs. Those advisors recommended that new evaluation and design procedures were needed to ensure more reliable, cost-effective engineering practices for evaluation and retrofit and to provide guidance for practical and enforceable retrofit regulations.

(e) In May 2012 FEMA issued a guidelines document entitled FEMA P-807, Seismic Evaluation and Retrofit of Multi-Unit Wood-Frame Buildings with Weak First Stories, which details procedures for the analysis and seismic retrofit of vulnerable wood-frame buildings that are common in Northern and Southern California and the Pacific Northwest. The guidelines are suitable for implementation through model code provisions that ensure uniform application and enforcement. The retrofit requirements contained in this Ordinance allow the use of FEMA P-807 and other approved methodologies. The retrofit provisions of FEMA P-807 focus on projects in which work is limited to the first story and the second floor diaphragm. Such

retrofits can improve performance and reduce risk of collapse but will not necessarily provide a comprehensive building retrofit to a specific performance objective.

(f) In early 2010, then Mayor Newsom convened a Soft-Story Retrofit Task Force with the aim of crafting a mandatory seismic retrofit program for weak-story buildings in San Francisco, including consideration of a phased implementation program and possible financing mechanisms. In 2011, Mayor Lee initiated the Earthquake Safety Implementation Program (ESIP) to implement the recommendations of the CAPSS program, including completing the development of an ordinance for retrofit of weak-story buildings. That work has resulted in the mandatory seismic retrofit program established in this ordinance.

(g) There are approximately 4,300 wood-frame buildings in San Francisco that were built before January 1, 1978, having five or more dwelling units and three or more stories. The CAPSS analysis determined that at least 2,800 of these may have a weak-story condition or similar vulnerability. These vulnerable buildings can be found throughout the City, most notably in the Mission, Western Addition, Richmond, North Beach, and Marina neighborhoods.

(h) California Health and Safety Code Section 19161(a)(2) has set January 1, 1978 as a benchmark date for characterizing wood-frame, multi-unit residential buildings. This January 1, 1978 date supersedes the date of May 21, 1973 found in the San Francisco Building Code that was previously used to distinguish obsolete structural designs from acceptable structures of this building type. Under the California Health and Safety Code, buildings constructed after January 1, 1978 are considered to have been designed to meet a life safety standard in the code-basis earthquake, which has a two percent chance of occurring in any 50-year period. In San Francisco, the code-basis earthquake is similar to a magnitude 7.9 earthquake on a nearby segment of the San Andreas fault.

(i) Buildings located within the City's potential liquefaction zones may not perform as well as buildings outside these mapped areas. These liquefaction zones are identified in the Official Map of the State of California's Seismic Hazard Zones, which was signed by the State Geologist and released on November 17, 2000. Notwithstanding these possible local geological impacts, buildings in these areas will benefit significantly from the seismic retrofit requirements of this ordinance.

(j) The CAPSS study estimates that as they now stand, 43 to 85 percent of the most vulnerable multi-unit, wood-frame buildings would be posted with a red UNSAFE placard ("red-tagged") following a magnitude 7.2 earthquake on a nearby segment of the San Andreas fault, representing 1,200 to 2,400 red-tagged buildings. Red-tagged buildings are uninhabitable and may not be occupied after an earthquake until they are either repaired or replaced. A quarter of the red-tagged buildings, representing 300 to 850 multi-unit buildings, would be expected to collapse. The CAPSS study estimates that with appropriate seismic retrofit the overall rate of collapse in a 7.2 San Andreas fault earthquake drops dramatically.

(k) The CAPSS study found that about 58,000 people live in the subset of 2,800 buildings with the largest perimeter wall openings. These buildings house close to 2,000 businesses that employ an estimated 7,000 people. Without retrofit, the heavy damage that these buildings are likely to sustain and the fires resulting from the earthquake would kill and injure many people and disrupt many neighborhoods for years after an earthquake. This disruption would displace tens of thousands of people from their homes and neighborhoods and thus they could not contribute to bringing communities back to life. Small businesses along neighborhood shopping streets would suffer severe impacts. Many of these buildings contain rent-controlled apartments that might be rebuilt as condominiums rather than apartment buildings or, if rebuilt as apartments, would be exempt from rent control. The

demographics and character of neighborhoods that experience substantial damage could change significantly.

(l) A resilient city is a city that can rebound from a natural disaster and quickly resume normal function. The purpose of this ordinance is to promote the resiliency goals as identified in the Community Safety Element of San Francisco's General Plan, as well as to protect the health, safety, and welfare of San Francisco residents by reducing the possible collapse, major structural damage, loss of housing stock, or risk of fire caused by an earthquake to the most vulnerable wood-frame, residential buildings. This ordinance requires retrofits that will greatly increase the probability of a building being safety occupiable within 24 hours of an expected moderate earthquake, using standards that limit retrofit costs. This moderate earthquake has a magnitude of 7.2 on the Peninsula segment of the San Andreas Fault. For most of the City, the shaking associated with this scenario is expected to occur at least once during the useful life of a structure and more than once if the structure is renovated periodically to extend its useful life.

(m) As the CAPSS study showed, the seismic retrofitting of multi-unit, wood-frame buildings as required by this ordinance would dramatically reduce the consequences of earthquakes to San Francisco by substantially reducing the collapse hazard and allowing up to 58,000 San Franciscans to remain in their homes rather than be relocated to temporary or emergency housing. It would retain significant amounts of housing, preserve architectural and cultural attributes, contribute to sustainability through conservation of energy and resources, improve public safety, and shorten the time that the City requires to recover from large earthquakes.

Section 3. The San Francisco Building Code is hereby amended by adding Chapter 34B, to read as follows:

CHAPTER 34B

MANDATORY EARTHQUAKE RETROFIT OF WOOD-FRAME BUILDINGS

Section 3401B. Purpose and Intent. The purpose of this Chapter is to promote the health, safety, and welfare of San Francisco residents as well as the ability of the City and County of San Francisco to recover from a major earthquake by reducing the possibility of collapse, major structural damage, or risk of fire caused by an earthquake to certain wood-frame buildings.

In furtherance of this purpose, this Chapter establishes seismic retrofit requirements intended to significantly reduce the collapse risk of residential buildings with critically vulnerable first stories and to increase the likelihood that these buildings will be structurally safe to occupy shortly after an earthquake. The engineering criteria established by this Chapter generally limit the structural retrofit work to the ground story, where the most critical vulnerabilities are typically located, thereby improving building performance while limiting retrofit costs and impacts.

Section 3402B. Scope. This Chapter shall apply to existing buildings, including mixed-occupancy buildings, that are Type V (wood-frame) construction of three or more stories and containing five or more dwelling units and for which a permit for construction of a new building was applied for before January 1, 1978.

Exceptions:

1. A building that has been seismically strengthened to meet or exceed the standards of Section 1604.11 of this Code or its predecessor provisions within 15 years prior to the operative date of this Chapter is exempt from this Chapter upon the submittal of documentation showing that such work was properly permitted, completed, and maintained as required by this Code, and that the Department has approved such documentation.

2. A building that has completed voluntary seismic strengthening under the provisions of Administrative Bulletin AB-094 is exempt from the requirements of this Chapter.

Section 3403B. Definitions.

In addition to the definitions in Chapter 2 of this Code, the following definitions shall apply for purposes of this Chapter:

DWELLING UNIT. A dwelling unit shall include any individual residential unit within either an R-1 or an R-2 occupancy building. It shall also include a guestroom, with or without a kitchen, within either a tourist or residential hotel or motel but shall not include a "housekeeping room." A dwelling unit shall include an area that is occupied as a dwelling unit, whether such is approved or unapproved for residential use.

STORY. The first story of any building shall be considered a story, whether or not previously exempted from story count under an earlier edition of the San Francisco Building Code.

Section 3404B. Compliance Requirements.

3404B.1. General. The owner of each building subject to this Chapter shall comply with the reporting requirements of this section. If the building is not exempt and does not meet the minimum criteria specified in this Chapter, the owner shall cause the building to be retrofitted to conform to such criteria according to the compliance deadlines set forth in Table 34B-A. Notice of the compliance requirements shall be given by the Department pursuant to Section 3405B.4.

3404B.2. Screening Form. The owner of a building who has been notified that their building is within the scope of this Chapter as well as all other owners of buildings that may be subject to this Chapter shall engage an architect or engineer to submit to the Department within the time limits set forth in Table 34B-A a properly completed Screening Form.

3404B.2.1. Required information. The Screening Form to be developed by the Department shall be used to determine whether a building is or is not subject to the requirements of this Chapter, and to assign a building to the appropriate Compliance Tier. The Screening Form shall be completed by an architect as defined in Section 5500 of the California Business and Professions Code or by a civil or structural engineer registered pursuant to the provisions of Section 6700 et seq. of the California Business and Professions Code.

The submitted Screening Form shall include:

1. all information required by the Department to be determine compliance requirements, and

2. whether the building is exempt based based on the exceptions in Section 3402B of this Chapter, and

3. a Declaration, based on a review of building information, of:

(a) whether the building is exempt because it is outside the scope of this Chapter based on its year of construction, number of dwelling units, or number of stories, or

(b) if not exempt, the appropriate Compliance Tier.

3404B.2.2. Evaluation Form. The optional Evaluation Form to be developed by the Department shall be used to determine if an existing building is exempt because the building meets the criteria of Section 3406B.2 of this Chapter. The Evaluation Form shall be completed by an architect as defined in Section 5500 of the California Business and Professions Code or by a civil or structural engineer registered pursuant to the provisions of Section 6700 et seq. of the California Business and Professions Code. The Evaluation Form shall include:

1. dates and scope of any seismic retrofit work, and

2. plans and other information as the Department may require that are sufficient to support the Declaration below, and

3. shall be accompanied by a completed Screening Form and a Declaration of whether the building is is exempt because it satisfies the evaluation criteria given in Section 3406B.2 of this Chapter.

3404B.3. Compliance Tiers.

1. Tier I: Buildings that contain a Group A, E, R-2.1, R-3.1 or R-4 occupancy on any story.

2. Tier II: Buildings containing 15 or more dwelling units, except for buildings covered in Tier I or Tier IV.

3. Tier III: Buildings not falling within the definition of another tier.

4. Tier IV: Buildings that contain a Group B or M occupancy on the first story and buildings that are in mapped liquefaction or landslide zones, except for buildings covered in Tier I.

3404B.4. Application for a building permit. For each non-exempt building, the owner or the owner's authorized agent shall submit to the Department an application for a building permit accompanied by the necessary permit submittal documents indicating the proposed seismic retrofit. A permit for this seismic retrofit work may include minor ancillary work but shall be separate from any other permits for building repairs, renovations, or alterations unless such work is triggered by or integral to the seismic retrofit work. No work other than is required under current codes shall be triggered by this seismic retrofit work.

3404B4.1. Compliance deadlines. Compliance deadlines for the submission of the Screening Form, optional Evaluation form, building permit application, and for completion of seismic retrofit work are given in Table 34B-A. No transfer of title shall alter the time limits for compliance.

3404B4.2. Certificate of Final Completion and Occupancy. A Certificate of Final Completion and Occupancy indicating completion of the required seismic retrofit work shall be obtained upon completion of required seismic retrofit work.

3404B4.3. Damaged Buildings. Notwithstanding the provisions of the Table 34B-A Compliance Deadlines, if an as-yet unretrofitted building subject to this Chapter suffers damage from an earthquake or subsequent fire caused by the earthquake that renders the building uninhabitable, results in structural damage that triggers retrofit under regulations adopted by the Department of Building Inspection, or results in "disproportionate damage" as defined in this Code, such building shall comply with the requirements of this Chapter within one year of such damage. The Department may grant an extension of this time period for good cause. Compliance with the provisions of this Chapter does not supersede the requirement to comply with Section 3405.3 of this Code when otherwise required by this Code.

3404B.5. Historic Preservation. If any portion of the seismic retrofit work will be visible from the exterior of the subject property and the San Francisco Planning Department determines that the building is a historic resource, or if the interior of the building has been given landmark status, the seismic retrofit work shall be conducted in accordance with guidelines developed by the San Francisco Planning Department, taking into account provisions of the California Historical Building Code.

3405B. Program Implementation and Administration; Fee.

3405B.1. Administrative Bulletin. The Department shall prepare an Administrative Bulletin detailing the procedural and implementation requirements for this Chapter. Such procedures shall be generally consistent with the requirements set forth in this Chapter. The Administrative Bulletin may require sign-posting and other public information that the Department determines is necessary or appropriate.

3405B.2. Compliance Deadlines.

TABLE 34B-A

Compliance Deadlines (in years[1]).

Compliance Tier	Submission of Screening Form and Optional Evaluation Form	Submittal of Permit Application with Plans for Seismic Retrofit Work	Completion of Work And Issuance of CFC[2]
I	1	2	4
II	1	3	5
III	1	4	6
IV	1	5	7

[1]All time periods are in years measured from 60 days after the operative date of this Chapter.

[2]All time limits and extensions of Chapter 1A of this Code are applicable, except that all work is to be completed by December 31, 2020, as recommended in California Health & Safety Code Section 19160(l).

3405B.3. Administrative Fee. The fee for services provided by the Department under this Chapter shall be the Standard Hourly Rate for Plan Review and Administration set forth in Table 1A-D of this Code. A minimum fee corresponding to one hour for plan review and administration is payable when the Screening Form required by Section 3404B.2 is submitted or for two hours when a voluntary Evaluation Form is submitted with the Screening Form. Additional fees may be charged at the Standard Hourly Rate for additional work and will be payable within 30 days of the Department's notice that payment is due.

3405B.4. Notice.

3405B.4.1. Service of notice on owner. No later than 60 days after the operative date of this Chapter, the Department shall send a notice in accordance with Section 102A.4.2 of this Code to the owner of each building believed to be within the scope of this Chapter. The notice shall inform the owner of the requirement to comply with the provisions of

this Chapter, and shall be accompanied by a Screening Form and an informational letter or brochure. Any person who believes that a building that is within the scope of this Chapter has not been so identified by the Department may notify the Department of the address or location of such building. If the Department determines upon review of the building and/or building records that the building may be within the scope of this Chapter, the Department shall provide notice to the owner as provided in this Section.

3405B.4.2. Failure to give or receive notice. If the owner of a building within the scope of this Chapter has knowledge that they own such a building, then the failure of the Department to issue the notice required by this Section, or the failure of the owner to receive such a notice, shall not relieve the owner of the obligation to comply with the requirements of this Chapter within the time limits set forth in Table 34B-A. For a building not known to the Department to be within the scope of this Chapter and whose owner or owners have no knowledge that the building is within the scope of this Chapter, the time limits set forth in Table 34B-A shall commence upon an owner having actual or constructive notice that the building may be within the scope of this Chapter. In no case, however, shall the final completion date be extended without the approval of the Board of Examiners after hearing an appeal pursuant to Section 3405B.5.

3405B.4.3. Notice to public on Department's website. A list of the buildings by street address and by block and lot for which notice has been given under this Section shall be maintained and made public on the Department's website.

3405B.5. Appeals. The owner of any building subject to this Chapter may appeal to the Board of Examiners any determination made by the Department with respect to compliance with the technical requirements of this Chapter. Such appeal shall be in accordance with the provisions of Section 105A of this Code. The time limits for compliance established by Table 34B-A shall not be extended during any appeal period unless specifically

approved by the Board of Examiners. Any person may appeal a determination of the Director related to this Chapter to the Building Inspection Commission pursuant to Chapter 77 of the San Francisco Administrative Code.

3405B.6. Enforcement. Whenever any required action has not been completed within the time limits set forth in Table 34B-A, the Department shall abate the violation in accordance with Section 102A of this Code.

3405B.6.1. Posting of notice. An enforcement action shall, in every case, include the Department posting of the building with a standard Department notice stating as follows:

"This building is in violation of the requirements of the San Francisco Building Code regarding earthquake safety."

This notice shall not be removed until the building is in compliance with this Chapter. This notice shall also be recorded against the title of the building.

3406B Engineering Criteria for Evaluation and Retrofit.

3406B.1. General. This Chapter requires that evaluation and/or retrofit of buildings within its scope be undertaken using the engineering criteria established in this section.

3406B.2. Engineering Criteria. A proposed seismic evaluation and/or retrofit plan shall demonstrate that the building satisfies one of the following:

1. FEMA P-807, Seismic Evaluation and Retrofit of Multi-Unit Wood-Frame Buildings With Weak First Stories, as detailed in an Administrative Bulletin to be prepared pursuant to 3406B.3 of this ordinance, with the performance objective of 50 percent maximum probability of exceedance of Onset of Strength Loss drift limits with a spectral demand equal to 0.50 S_{MS}, or

2. ASCE 41-13, Seismic Evaluation and Rehabilitation of Existing Buildings, with the performance objective of Structural Life Safety in the BSE-1E earthquake, or

3. ASCE 41-06, Seismic Rehabilitation of Existing Buildings, with the performance objective of Structural Life Safety in the BSE-1 earthquake with earthquake loads multiplied by 75 percent, or

4. for evaluation only, ASCE 31-03, Seismic Evaluation of Existing Buildings, with the performance level of Life Safety, or

5. for retrofit only, 2012 International Existing Building Code (IEBC) Appendix A-4, or

6. any other rational design basis deemed acceptable by the Department that meets or exceeds the intent of this Chapter.

3406B.3. Alternative Retrofit Criteria. A proposed seismic retrofit plan which fails to meet the criteria of 3406B.2(1) or 3406B.2(5) shall be deemed to comply with this Chapter if, with the approval of the Department, it satisfies the intent of FEMA P-807, Section 6.4.2 with a maximum acceptable drift limit probability of exceedance of 70 percent.

3406B.4. Administrative Bulletin for Technical Requirements. The Department shall develop and publish one or more Administrative Bulletins that detail the technical requirements to be used for the evaluation and retrofitting of buildings required to meet the criteria established in Section 3406B.2.

3406B.5. Conformance Period. Any building retrofitted in compliance with this Chapter and properly maintained, shall not, within a period of 15 years after the operative date of this Chapter, be identified as a seismic hazard pursuant to any local building standards adopted after the date of the building seismic retrofit unless the building incurred disproportionate damage, or otherwise has been damaged or altered so that it no longer meets the engineering criteria under which it was retrofitted.

Section 4. The City intends to consider the creation of an optional special tax financing program to provide financing for the seismic retrofit work required by Chapter 34B. Under this program, the City would issue bonds to finance the required seismic retrofit work on participating properties, and each participating property would pay special taxes in an amount sufficient to pay its share of the debt service on the bonds. The financing would be optional; only those properties that choose to participate in the program would receive the benefit of the financing and would be obligated to pay special taxes.

Section 5. Reporting. The Department shall maintain current information about program implementation, including number of buildings at each stage of compliance and program administration and budget, and shall annually provide a report to the Mayor and the Board of Supervisors.

Section 6. Undertaking for the General Welfare. In enacting and implementing this ordinance, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and

word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance would be subsequently declared invalid or unconstitutional.

Section 8. Effective and Operative Date. This ordinance shall become effective 30 days after the date of passage and operative 60 days after the date of passage.

Section 9. This section is uncodified. In enacting this ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Building Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

Section 10. Directions to Clerk of the Board. The Clerk of the Board is directed to forward this ordinance to the State Building Standards Commission after final passage, as required by Health and Safety Code Section 17958.7. The Clerk is further directed to send a copy of the finally-passed ordinance to the California Department of Housing and Community Development for informational purposes, as required by Health and Safety Code Section 19165.

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

By: Judith A. Boyajian
JUDITH A. BOYAJIAN
Deputy City Attorney
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