



## ADMINISTRATIVE BULLETIN

**NO. AB-102**

**DATE** : June 4, 2012  
**SUBJECT** : Permit Review and Operation  
**TITLE** : **Substantial Change, Type V, R-3**

**PURPOSE** : The purpose of this Bulletin is to clarify the definition of "Substantial Change" for Type V, Group R-3 occupancies

**REFERENCE** : 2010 San Francisco Building Code  
Section 3401.10, Lateral force design requirements for existing buildings  
Section 3404.7, Substantial Change  
Section 3404.7.1, Non-structural alterations  
Section 3404.7.2, Structural alterations

**DISCUSSION** :

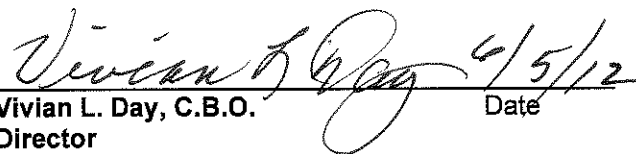
This Administrative Bulletin is to clarify the definition of "Substantial Change" in Section 3404.7 *Substantial Change*, Sub-Section 3404.7.1 *Non-Structural Alterations*.

This section of the Building Code discusses non-structural alteration work that triggers a seismic retrofit per Section 3401.10.

Removal and replacement of interior gypboard or plaster in Type V (wood framed) R3 occupancy (one or two residential units) is not to be considered as "Substantial Change".

"Substantial Change" shall be limited to alteration of "framing".

To qualify under this Administrative Bulletin, the replacement gypboard must be 5/8" Type X with 5d cooler nails at 4 inches on center or equivalent screws.

  
Vivian L. Day, C.B.O. Date  
Director  
Department of Building Inspection

Approved by the Building Inspection Commission  
on 01/18/2012

VD:DL