



San Francisco Department of Public Health Green Programs

High-Rise and Large Office Buildings Compliance Applicability Guide

High-rise and large office buildings are regulated by several agencies. High-rises are defined as buildings having floors used for human occupancy located more than 75 feet (22 860 mm) above the lowest level of SF Fire Department (SFFD) vehicle access. They are required to be inspected annually and be in compliance with the SFFD. Most high-rises and large office buildings store hazardous materials and/or generate hazardous waste, and thus are regulated by the San Francisco Department of Public Health (SFDPH) Hazardous Materials Unified Program Agency (HMUPA). Permits are also required by SFDPH for restaurants, pools and spas and underground storage tanks.

Buildings with back-up generators, boiler/water treatment, paint spray booths, or that apply over 30 gallons per year of materials containing Volatile Organic Compounds (VOCs) need permits from the Bay Area Air Quality Management District (BAAQMD). The SFFD requires permits for the storage and use of specified amounts of flammable liquids and compressed gases (amounts specified below). The SF Public Utilities Commission (SFPUC) requires restaurants to implement fats, oils and grease (FOG) reduction best management practices (BMPs). Air compressors require a CalOSHA permit.

See detail below for common activities and storage situations that require compliance by your San Francisco facility and where to get compliance help or obtain required permits/registrations.
(Not a complete list of regulatory requirements.)

BAAQMD, Engineering Division, 939 Ellis St., SF, CA 94109 415-771-6000 www.baaqmd.gov

- Back-up generator: fixed over 50Hp or 37Kw
- Boiler/water treatment
- On-site maintenance, chemical storage areas with Volatile Organic Compounds (VOCs)
- Paint spray booth
- Underground Storage Tanks/Aboveground Storage Tanks (UST/AST) containing gasoline or other VOCs

SFPUC Wastewater Enterprise, Pretreatment Source Control Program, 3801 3rd St., Ste 600, SF, CA 94124 415-695-7310 www.sfwater.org

- Must comply with wastewater discharge limits and prohibitions set forth in SF Municipal Code Section 123 of Article 4.1, Chapter X, Part II as well as DPW Order #158170.
- No specific permits are issued, but facilities may be inspected if violations are suspected or reported
- If restaurant on site, refer to Restaurant Compliance Applicability Guide for FOG management.

**SFDPH- HMUPA, 1390 Market St., Ste. 210, SF, CA 94102 415-252-3907 www.sfdph.org/dph/eh/
SF Health & Safety Code, Articles 21, 21A, 22, 24 and 25; CA H&SC and CCR**

- Over these thresholds of hazardous raw materials: 55 gal liquid, 500 lb solid, 200 cu ft gas- compliance certificate required
- Generate any amount of hazardous waste: compliance certificate required
- Underground Storage Tanks (USTs)- permits required
- Aboveground Storage of Petroleum products, 1320 or more gallons- Spill Prevention Control and Countermeasure (SPCC) Plans and Aboveground Petroleum Storage Act (APSA) compliance required
- Universal Waste generation or collection: must be handled in accordance with current state and/or federal laws.

SFDPH- Consumer Protection and Food Safety Program, 1390 Market St., Ste. 210, SF, CA 94102 415-252-3800

- Pool/spa- operating permits required
- Restaurant- operating permits required
- See Restaurant Compliance Applicability Guide for more information
- Commercial laundries and coin-op machines



San Francisco Department of Public Health Green Programs

SFFD, Bureau of Fire Prevention, 698 2nd St., SF, CA 94107 415- 558-3303 www.sf-fire.org

- High-rise buildings: annual safety inspections conducted
- Permits to operate required for:
 - Storage/use of over 5 gallons of flammable liquids inside building, over 10 gal outside building
 - Storage/use of over 25 gal combustible liquids inside building, over 60 gal outside building
 - Storage/use of flammable gases over 200 cu ft, oxidizing gases over 504 cu ft, inert gases over 6000 cu ft
 - Underground Storage or Aboveground Storage Tanks (UST/AST) containing flam. or comb. liquids
 - Any amounts of Liquefied Petroleum (LP) gases (propane for forklifts and catering and butane)
 - Welding operations
 - Paint Spray booths
 - Dry Cleaning facilities (wet cleaning exempt)
 - Storage, use, dispensing, transporting or handling of other hazmats (amts vary per type)

Other

- Air compressor- CA Dept of Industrial Relations (CalOSHA) permit <http://www.dir.ca.gov/dosh/>
- Workers' Compensation Insurance required for all businesses with employees- CA Dept of Industrial Relations Worker's Comp. Division: http://www.dir.ca.gov/dwc/dwc_home_page.htm