

1 [Building Code - Definition of Efficiency Unit]

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3 **Ordinance amending the San Francisco Building Code Section 1208.4 to reduce the**
4 **square footage requirement for Efficiency Dwelling Units in new structures or buildings**
5 **pursuant to Section 17958.1 of the California Health and Safety Code; and making**
6 **environmental findings.**

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

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

12 Section 1. Findings.

13 (a) Section 17958.1 of the California Health & Safety Code authorizes a city or county
14 to reduce the required square footage of Efficiency Dwelling Units, as defined in Section
15 1208.4 of the California Building Code, notwithstanding the requirement to make local findings
16 under Health & Safety Code Sections 17922, 17958, and 17958.5.

17 (b) On April 18, 2012, at a duly noticed public hearing, the Building Inspection
18 Commission considered this legislation.

19 (c) The Planning Department has determined that the actions contemplated in this
20 ordinance comply with the California Environmental Quality Act (California Public Resources
21 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
22 Supervisors in File No. 120191 and is incorporated herein by reference.

23 Section 2. The San Francisco Building Code is hereby amended by amending Section
24 1208.4, to read as follows:

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1 **SEC. 1208.4. Efficiency dwelling units.** Efficiency dwelling units shall comply with
2 the following:

3 1. The unit shall *be occupied by no more than two persons and* have a living room of not
4 less than ~~220~~ 150 square feet (~~20.4 m2~~) of floor area. ~~An additional 100 square feet (9.3 m2) of~~
5 ~~floor area shall be provided for each occupant of such unit in excess of two.~~An additional 100 square
6 feet (9.3 m2) of floor area shall be provided for each occupant of such unit in excess of two.

7 2. The unit shall be provided with a separate closet.

8 3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration
9 facilities, each having a clear working space of not less than 30 inches (762 mm) in front.
10 Light and ventilation conforming to this code shall be provided.

11 4. The unit shall be provided with a separate bathroom containing a water closet,
12 lavatory and bathtub or shower.

13 5. The total area of the unit shall be no less than 220 square feet, which area shall be
14 measured from the inside perimeter of the exterior walls of the unit and shall include closets,
15 bathrooms, kitchen, living, and sleeping areas.

16 6. Subsections 1-5 apply only to new construction of a structure or building. For
17 purposes of the preceding sentence, new construction shall mean the creation of an entirely
18 new structure or building and shall not apply to improvement, renovation, rehabilitation, or any
19 other change to an existing structure or building. Existing buildings or structures are subject
20 only to Subsections 1-4 except that for purposes of Subsection 1 the unit shall have a living
21 room of not less than 220 square feet (20.4 m2) of floor area for up to two occupants.

22 Section 3. Effective Date. This ordinance shall become effective 30 days from the
23 date of passage.

24 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to
25 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,

1 punctuation, charts, diagrams, or any other constituent part of the Building Code that are
2 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
3 Board amendment deletions in accordance with the "Note" that appears under the official title
4 of the legislation.

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

8 By: _____
9 John D. Malamut
Deputy City Attorney

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