

FILE NO.

LEGISLATIVE DIGEST

[Building Code – Definition of Efficiency Unit]

Ordinance 1) amending the San Francisco Building Code by amending Section 1208.4 to reduce the square footage requirement for Efficiency Dwelling Units in new structures or buildings pursuant to Section 17958.1 of the California Health & Safety Code, and 2) making environmental findings.

Existing Law

Building Code Section 1208.4 defines efficiency dwelling unit to include certain occupancy, dimensions, and dwelling unit features, among other factors. California Health and Safety Code Section 17958.1 authorizes a city or county to reduce the required square footage of such units without the need to make required local findings associated with other types of Building Code amendments.

Amendments to Current Law

The Ordinance would reduce the square foot size of required living room area for those efficiency units with no more than two occupants and provide a minimum square footage for the total area of the unit in accordance with the authorization under California Health and Safety Code Section 17958.1. These proposed amendments would apply only to construction of a new structure or building. Existing structures or buildings, as defined, would be subject to the existing provisions of the Building Code. The Ordinance would make environmental findings.