

1 [Housing Code - Ceiling Heights]

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3 **Ordinance amending the Housing Code to reduce the minimum ceiling height for**  
 4 **habitable rooms to seven feet and other rooms to six feet eight inches; and affirming**  
 5 **the Planning Department's determination under the California Environmental Quality**  
 6 **Act.**

7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 8 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 9 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
 10 **Board amendment additions** are in double-underlined Arial font.  
 11 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
 12 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 13 subsections or parts of tables.

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

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14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this  
 16 ordinance comply with the California Environmental Quality Act (California Public Resources  
 17 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
 18 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
 19 determination.

20 (b) On \_\_\_\_\_, the Building Inspection Commission considered this  
 21 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building  
 22 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection  
 23 Commission regarding the Commission's recommendation is on file with the Clerk of the  
 24 Board of Supervisors in File No. \_\_\_\_\_.

25 (c) Section R313.1 of the 2025 California Residential Code requires a minimum ceiling

1 height of seven feet for habitable rooms and six feet eight inches for other rooms including  
2 restrooms and laundry rooms. The Board finds this Ordinance harmonizes the San Francisco  
3 Housing Code with Section R313.1, thereby eliminating an inconsistency between local and  
4 state provisions.

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6 Section 2. Chapter 5 of the Housing Code is hereby amended by revising Section 503,  
7 to read as follows:

8 **SEC. 503. ROOM DIMENSIONS.**

9 (a) **Ceiling Heights.** Unless legally constructed as such, no habitable room shall  
10 have a ceiling height less than seven feet ~~six inches~~. Any room, other than a habitable room,  
11 shall have a ceiling height of not less than six feet eight inches ~~seven feet~~.

12 \* \* \* \*

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14 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
18 additions, and Board amendment deletions in accordance with the "Note" that appears under  
19 the official title of the ordinance.

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