

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 pursuant to Section 17958.1**  
5 **of the California Health & Safety Code; and making environmental findings.**

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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 ~~strike through normal~~.

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

11 Section 1. Findings.

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

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

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

22 Section 2. The San Francisco Building Code is hereby amended by amending Section  
23 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.~~

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

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

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

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

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

17          Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to  
18 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
19 punctuation, charts, diagrams, or any other constituent part of the Building Code that are  
20 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
21 Board amendment deletions in accordance with the "Note" that appears under the official title  
22 of the legislation.

23 APPROVED AS TO FORM:  
24 DENNIS J. HERRERA, City Attorney

25 By: JUDITH A. BOYAJIAN, Deputy City Attorney