

**REVISED LEGISLATIVE DIGEST**  
(Amended in Committee, 7/9/2018)

[Building Code - Accessory Dwelling Units; Pre-application Plan Review]

**Ordinance amending the Building Code to provide for a preapplication plan review for Accessory Dwelling Units.**

Existing Law

Building Code Section 106A.4.9 establishes a process for preapplication plan review or inspection if a party wants to discuss specific design issues or submit preliminary designs for review and comment prior to formal application for a permit.

Amendments to Current Law

Building Code Section 106A.4.9 is amended to provide for a preapplication consultation at which the Planning, Building, and Fire Departments review with the applicant for an Accessory Dwelling Unit all applicable state and local Code requirements as well as acceptable Code equivalencies

Background Information

The State Legislature has declared that second units (ADUs) are a valuable form of housing in California for many reasons. They are also an affordable type of housing because they do not include the costs of purchasing land or require major new infrastructure. In San Francisco, an ADU can be added to an existing building without changing the character of the neighborhood. San Francisco first enacted an ADU ordinance in 2015 and since then has updated its ADU program in response to amendments to the state law. Providing for a pre-application plan review will enable a permit applicant to work out any issues with the reviewing Departments in advance of filing a permit application.

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