



INFORMATION SHEET

NO. DA-09

DATE : April 2, 2015

CATEGORY : Disabled Access

SUBJECT : **Multi-Family Dwelling Parking Requirements**

SECTIONS INVOLVED : San Francisco Building Code (SFBC) Sections
- 1109A.1 through 1109A.6 Accessible Parking Required
San Francisco Planning Code (SFPC) Section
- Article 1.5 Off-Street Parking and Loading

INTENT : To resolve a perceived conflict between the parking requirements of the California Building Code (CBC) Chapter 11A and the SFPC; and, to clarify the SFBC requirements for the minimum number of required accessible parking spaces within newly constructed covered multi-family dwellings.

DISCUSSION : Section 1109A.3 of the CBC requires accessible parking spaces to be provided at the rate of 2% (two percent) of the covered dwelling units, minimum. For a one hundred-unit complex, this would require a minimum of two (2) accessible parking spaces for assigned parking.

This code section was written at a time when it was presumed and often required that such housing complex provides at least one parking space per dwelling unit. The Housing and Community Development (HCD) staff had clarified that Sections 1109A.4 and 1109A.5 are subordinate to Section 1109A.3. Article 1.5 of the SFPC severely restricts the amount of parking spaces that may be installed within such multi-family dwellings potentially resulting in a disproportional amount of accessible parking spaces being required. If the above one hundred dwelling-unit complex is limited by Article 1.5 and other space and footprint restrictions to no more than 20 parking spaces, observance of Section 1109A.3 would still require a minimum of 2 accessible parking spaces for 20 total parking spaces. This would result to a ratio of 10% accessible parking, which is disproportional and clearly not the intent of the code.

Close attention to the language of Section 1109A.1 shows that this section governs parking facilities that are "provided for multi-family dwellings." Section 167 of Article 1.5 of the SFPC stipulates that all parking spaces accessory to residential uses in structures of 10 or more dwelling units shall be leased or sold separately from the rental or purchase fees of the unit. Therefore, in buildings with ten (10) or more units, the parking spaces are not "provided" for the covered multi-family dwellings. The total amount of accessible parking spaces required under Section 1109A.3 would then be 2% of the dwelling units that have purchased or leased spaces.

When parking spaces are purchased or leased and they are used by the residents, Sections 1109A.4 and 1109A.5 would still apply as they are then "provided for a resident or a group of residents."

Thus, the required number of accessible parking spaces would be 2% and no less than one (1) of the actual amount of assigned spaces, and 5% and no less than one (1) of the actual amount of unassigned spaces that are provided.

For building with less than ten (10) dwellings, one (1) accessible parking space will generally be required.

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4/2/2015

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Date

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