



INFORMATION SHEET

NO. EG-05

DATE : August 24, 2018

CATEGORY : Egress

SUBJECT : **Local equivalencies for Accessory Dwelling Units (ADU) and Unit Legalization**

REFERENCE : 2016 San Francisco Building Code (SFBC)
2016 San Francisco Fire Code (SFFC)
2016 San Francisco Housing Code (SFHC)
Ordinance No. 43-14
Ordinance No. 49-14
Ordinance No. 30-15
Ordinance No. 162-16
Ordinance No. 95-17
Ordinance No. 162-17
Information Sheet FS-05
Information Sheet G-23
Gas Design Standard (GDS) J-15, published by PG&E on 11/15/17:
<https://www.pge.com/includes/docs/pdfs/mybusiness/customerservice/startstop/newconstruction/greenbook/servicerequirements/J-15.pdf>

INTENT : To clarify acceptable local equivalencies for single exit ground floor accessory dwelling units (ADU) and unit legalizations for projects resulting in Group R2 Occupancy only.

DISCUSSION :

A. ADU's on ground floor in some cases will have a shared path of travel for both:

1. Single exit from unit on given floor (See SFBC Section 1006.3.2), and
2. Emergency Escape and Rescue Opening's (EERO) requiring travel through building to access the public way (See SFBC Section 1030.1)

REQUIREMENTS: Per SFBC, the entire building is required to be equipped throughout with a sprinkler system in order to use Table 1006.3.2(1). Providing fully sprinklered new units and the egress paths per FS-05 is considered a partial system, and the building is not considered to be equipped throughout with a sprinkler system. The other option is to provide two exits.

B. Acceptable local equivalencies are as follows:

1. In ADU or unit legalization projects, when a new sleeping room facing a rear yard less than 50 feet deep, access to the public way can re-enter the building and coincide with the unit's single exit in accordance with all of the following:
 - a. Entire ground floor shall be sprinklered per San Francisco Building Code and Fire Code Section 903, including any garages, laundry room, trash rooms, common areas, storage spaces and crawl spaces.
 - b. The entire building (3 units or more) will need to be provided with a manual fire alarm system per San Francisco Building Code and Fire Code Section 907.
 - c. The exit and emergency escape and rescue route shall be protected as a 1-hour passageway with full sprinkler coverage.
 - d. Gas and electric meters shall be relocated outside the exit passageway or protected in a 1-hour fire rated enclosure. The enclosure cabinet shall meet the requirements of Section E in PG&E's GDS J-15. PG&E is responsible for the design and final approval of the location for metering facilities. The enclosure cabinet shall not be placed in the minimum width or required capacity of a means of egress component (exit passageway).
 - e. New ground floor interior load bearing walls shall be 1-hour rated construction.
 - f. 1-hour horizontal separation from the level above shall be provided at the entire ground floor.
 - g. Toters (trashcans) shall not be stored in the exit passageway. Toter receptacle compartments shall be in accordance with SFHC Section 707. Pre-application meeting may be required.
 - h. The maximum common path of egress travel distance shall not exceed 125 feet.
2. Where new openings are created and/or existing opening utilized that are located below and within 10 feet of a fire escape, 45 minute rated opening protection is required.
 - a. In lieu of 45 minute rated opening protection, ordinary temperature quick-response type sprinkler heads installed within 18 inches of the openings and spaced no less than 6 feet on center or manufacturer's minimum recommended spacing, whichever is closer, and designed to flow at 3 gpm per linear foot.

C. This Information Sheet is applicable to any of the following:

1. Ordinance No. 43-14: Legalization of Dwelling Units Installed Without A Permit
2. Ordinance No. 49-14: Construction of In-law Units in Existing Residential Buildings of Auxiliary Structures on the Same Lot

- 3. Ordinance No. 30-15: Adding Dwelling Units to Existing Buildings Undergoing Seismic Retrofitting
- 4. Ordinance No. 162-16: Construction of Accessory Dwelling Units
- 5. Ordinance No. 95-17: Construction of Accessory Dwelling Units
- 6. Ordinance No. 162-17: Construction of Accessory Dwelling Units

D. These requirements do not alleviate and shall not diminish any other code requirements established in the SFBC and SFFC.

E. These requirements do not apply to ground floor units provided with 2 separate means of access.

OTHER CONDITIONS:

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager. Pre-application meeting and/or approval of AB-005 is required.



8/27/18

Daniel de Cossio
Fire Marshal & Assistant Deputy Chief
San Francisco Fire Department

Date



8/27/18

Tom C. Hui, S.E., C.B.O. *TH*
Director
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Date

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