AMENDED IN COMMITTEE
10/5/2026

FILE NO. 260623 ORDINANCE NO. 234-26

[Housing Code - Ceiling Heights]

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

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

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 260623 and is incorporated herein by reference. The Board affirms this determination.

(b) On July 15, 2026, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission's recommendation is on file with the Clerk of the Board of Supervisors in File No. 260623.

(c) Section R313.1 of the 2025 California Residential Code requires a minimum ceiling height of seven feet for habitable rooms and six feet eight inches for other rooms including restrooms and laundry rooms. The Board finds this Ordinance harmonizes the San Francisco Housing Code with Section R313.1, thereby eliminating an inconsistency between local and state provisions.

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

SEC. 503. ROOM DIMENSIONS.

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

* * * *

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

Section 4. Effective Date. This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Robb Kapla
ROBB KAPLA
Deputy City Attorney

4912-2710-7504, v. 4

City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260623 **Date Passed:** October 27, 2026

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

October 05, 2026 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

October 05, 2026 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

October 20, 2026 Board of Supervisors - PASSED ON FIRST READING

Ayes: 9 - Chan, Dorsey, Fielder, Mahmood, Mandelman, Sauter, Sherrill, Walton and Wong
Excused: 2 - Chen and Melgar

October 27, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260623

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/27/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

11/04/26
Date Approved