INFORMATION SHEET

No. FS-12

DATE : May 5, 2023

CATEGORY : Fire Safety

SUBJECT : **Accessory Dwelling Units – Group R3 Occupancy Change, Sprinkler Requirements, and Unit Separation Requirements**

PURPOSE : To clarify Group-R3 occupancy change triggers, sprinkler requirements, and unit separation requirements when accessory dwelling units are added

REFERENCE : Current edition California Building Code (CBC), Section 310

California Government Code 65852.2, 65852.22

Information Sheet G-23

Accessory Dwelling Unit Handbook, prepared by California Department of Housing and Community Development

DISCUSSION :

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) must comply with all applicable local building codes that apply to detached dwellings, including but not limited to unit separation, independent heating system, and independent ingress/egress. The following exceptions apply:

1. The addition of an ADU or JADU to a Group R3 occupancy, resulting in three total dwelling units, is permitted to remain a Group R3 occupancy. (California Government Code 65852.2(a)(D)(viii))

2. Creation of an ADU, whether attached or detached, shall not require installation of fire sprinklers in the new ADU or existing primary dwelling if none existed prior. (Government Code 65852.2(a)(D)(xii)) Exception: Where a fire sprinkler system is otherwise triggered in the code by these alterations, such as vertical or horizontal additions, travel distance, new buildings, etc.

3. Where a JADU is created within existing conditioned space, then unit separation and independent heating system is not required.

For additional information on ADUs and JADUs, see Information Sheet G-23 and https://sfplanning.org/accessory-dwelling-units.

Note: This information sheet applies to permit applications with filing dates after January 1, 2023.

(signature) 5/5/23

Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

Date