

Association of Bay Area Governments

Executive Board

May 16, 2019

Agenda Item 9.c.ix.

AB 68 (Ting) Support and Seek Amendments

Subject: Position on AB 68 (Ting): Accessory Dwelling Units

Background: On May 10, the ABAG Legislation Committee reviewed legislation and recommended a “support and seek amendment” position on AB 68 with the following requested amendment:


- Ensure that local jurisdictions may require sprinklers for an accessory dwelling unit (ADU) if they are required for the primary residence.

Issues: The Legislation Committee requested that staff pursue an amendment to ensure that a local jurisdiction may require a residential sprinkler system in an ADU if a sprinkler system is required for the existing house. Staff has confirmed that this bill does not modify current law with regard to sprinkler requirements, which specifically prohibits a mandate to add sprinklers if they are not required for the existing residence, but also requires, pursuant to the state’s building code, sprinklers in an ADU if existing house has a sprinkler system and requires sprinkler systems in all new homes, including those built with an ADU. With this clarification, staff recommends the Executive Board consider removing the proposed amendment and adopt a “Support” position.

Recommended Action: The ABAG Executive Board is requested to adopt a “support” position on AB 68.

Attachments: May 10 Legislation Committee staff memo.

Reviewed:


Therese W. McMillan