Mayor's Office on Disability

Information Bulletin MOD-06

Subject	**Residential Dwelling Units with Communication Features**
References	• 2019 San Francisco Building Code (SFBC) • 2019 California Building Code (CBC) • 2010 ADA Standards (ADAS)
Purpose	This bulletin summarizes the requirements for residential dwelling units with communication features.

For more information visit the Mayor's Office on Disability (MOD) website: sfgov.org/mod

SFBC Code Section	Summary
1003A.2.2	Door viewer height.
1005A.1	Two-Way Voice Communication Systems.
CBC Code Section	**Summary**
11B-215.5	Fire, smoke, and carbon monoxide (C.O.) alarm systems in residential facilities.
11B-702.1	Audible and visible alarms.
11B-809.5	Residential dwelling units with communication features.
11B-809.5.1-11B-809.5.4	Visible and audible requirements for fire, life and safety systems.
11B-809.5.5	•Hard-wired electric doorbell is required at unit primary entrance. •Audible tone and visible signal in unit. •Visible doorbell signals in sleeping areas shall have accessible controls to deactivate. •Visual identification of visitor required, with 180-degree view.
11B-809.5.6	Where provided, voice communication systems between a building entrance and a Communication Unit shall comply with section 11B-708.4.

Where visible doorbell signals are located in sleeping areas, they shall have controls to deactivate the signal

Hard-wired electric doorbell:
• Locate within reach range.
• Locate within clear floor space.
• Can not require constant pressure to activate visible strobe.

Clear floor space

Floor Plan Notes
1. All device locations shown are examples only.
2. Visible doorbell notification devices must be separate from all other visible notification devices.
3. Minimum of one (1) audible and one (1) visible notification device is required.

Symbol Key
- Visible and audible doorbell
- Visible alarm for fire, smoke, or carbon monoxide (C.O.)
- Telephone jack

1 **Example Unit Plan**
06.1

Keep notification clips, decorations, etc. clear of door viewers

43" (recommended)

58" max.

2 **Door Viewer - Elevation**
06.1

Door viewer shall not have sighting capability when viewed from the outside

Inside Unit

Outside

180° view required

Provide sufficient lighting (recommended)
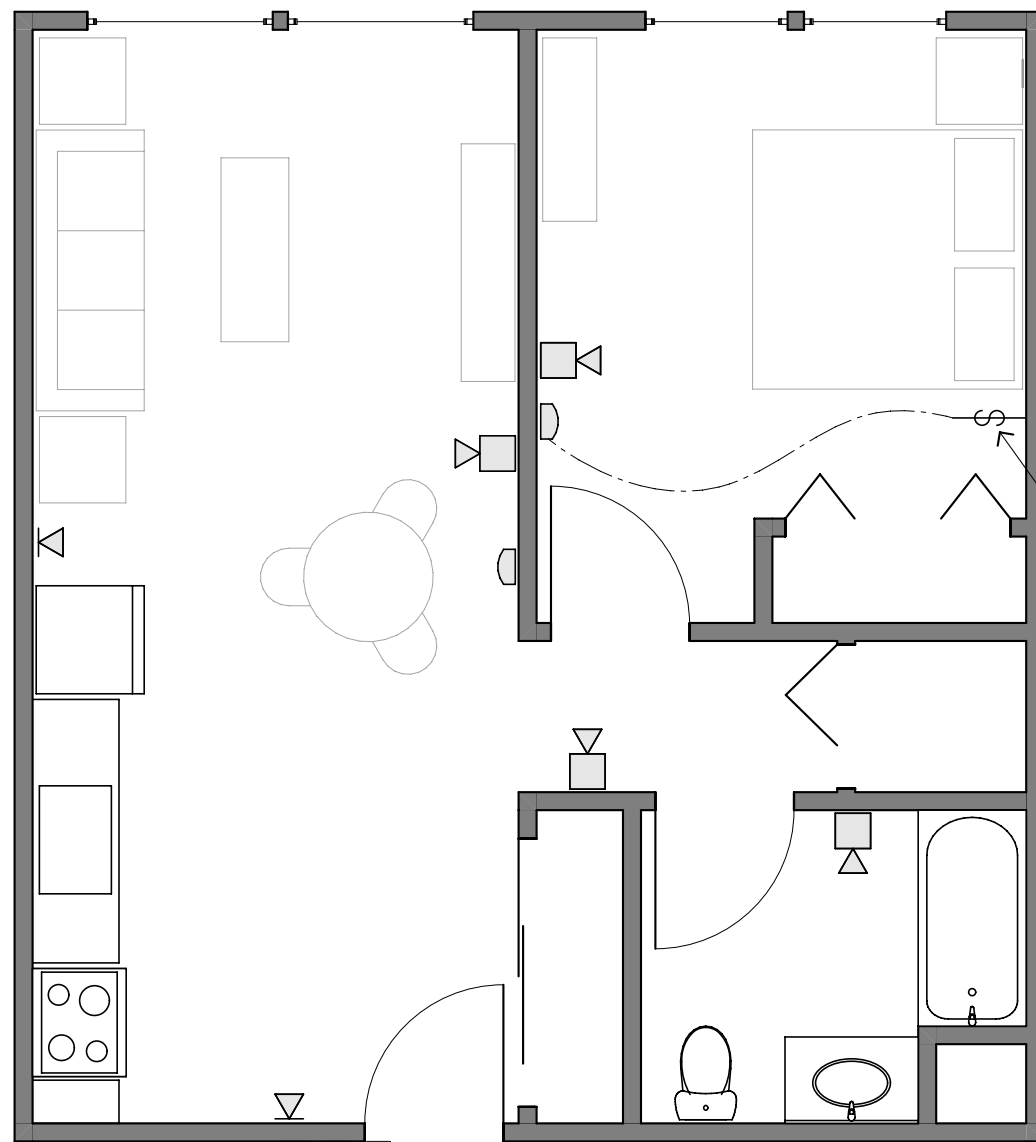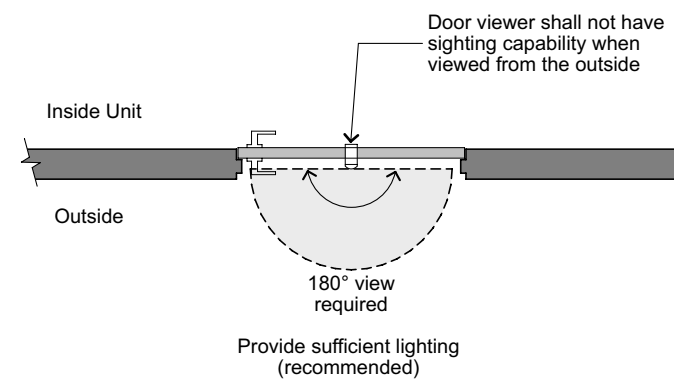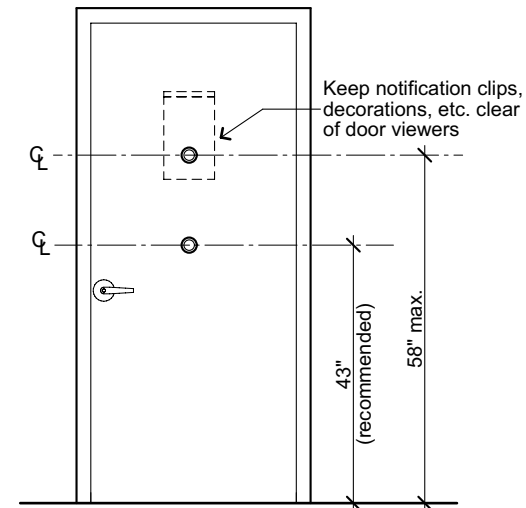
3 **Door Viewer - Plan**
06.1

Residential Dwelling Unit Terminology

Mobility Unit: Residential dwelling unit per 11B-233.3.1.1 providing mobility features complying with Sections 11B-809.2 through 11B-809.4.

Adaptable Unit: Residential dwelling unit per 11B-233.3.1.2, providing adaptable accessibility features as required by Sections 11B-233.3.1.2.1 through 11B-233.3.1.2.6.

Communication Unit: Residential dwelling unit per 11B-233.3.1.3, providing communication features complying with Section 11B-809.5.