

Retrofits and Enlargements: Accessibility or Safety Retrofits

HIGHLIGHTS

The City of Yes for Housing Opportunity zoning amendments provide flexibility to improve accessibility and safety in existing residential, commercial, manufacturing, and mixed buildings. This bulletin explains which improvements qualify, such as adding elevators or improving exit stairs, and the limits on additional floor area, encroachments into required open areas, and building height increases.

Read [Buildings Bulletin 2026-016 \(ZR 54-52\)](#) for more details.

TABLE OF CONTENTS

- I. Background**
- II. Applicability**
- III. Definitions and Terms for the Purposes of this Bulletin**
- IV. Interpretation**
 - A. Floor Area
 - B. Open Area
 - C. Maximum Height
 - D. Other Allowance
- V. Zoning Plans and ZD1 Requirements**

APPENDIX OF EXAMPLES

- VI. Examples of Safety Retrofits**
 - A. Example: Relocate an elevator into a shaft enclosure.
 - B. Example: Replace fire escapes with an enclosed exit stair in a complying rear yard
 - C. Example: Replace fire escape with an enclosed exit stair in a non-complying rear yard
- VII. Examples of Accessibility Retrofits**
 - A. Example: Elevator extended to 15' above noncomplying roof exceeding maximum height
 - B. Example: Elevator enlargement in non-complying front yard