

Regular Meeting
of the
Building Inspection Commission
January 15, 2025
Agenda Item 5b

Major Projects Report Summary (12/01/2024 – 12/31/2024)

Major Projects (\geq \$5 million) that were completed, filed, or issued in December 2024.

There was a **13.4% decrease (\$26.6 million)** in total Construction Valuation compared to November 2024.

There was an increase of **276 Net Unitsⁱ** compared to zero in November 2024.

Percent change in construction valuation and net units, between November 2024 and December 2024:

Category	Total Construction Valuation	Net Units
Completed permits	831.3%	NA
Filed permits	-95.3%	NA
Issued permits	-76.6%	NA

CATEGORY	SUMMARY, November (11/01/2024 – 11/30/2024)			SUMMARY, December (12/01/2024 – 12/31/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$16.4	8.3%	0	\$153.0	89.2%	250	\$136.6	250
FILED	\$128.2	64.7%	0	\$6.0	3.5%	0	-\$122.2	0
ISSUED	\$53.5	27.0%	0	\$12.5	7.3%	17	-\$41.0	17
TOTAL	\$198.1	100.0%	0	\$171.5	100.0%	267	-\$26.6	267
Change by Percentage							↓13.4%	NA

ⁱ The number of net units is the difference between the existing number of units and the proposed number of units listed on the permit.

MAJOR PROJECTS (12/01/2024 - 12/31/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
201912169619	1 AVENUE OF THE PALMS *	16-Dec-19	3-Nov-21	10-Dec-24	COMPLETE	MAYOR ED #17-02. PRIORITY PROCESSING. AB-004 ATTACHED. TO ERECT 22 STORIES TYPE 1-A 250 RESIDENTIAL UNITS WITH MIXED-USED BUILDING (B A R-2) PARCEL-C2.4	250	22	\$130.2	Y	APARTMENTS	CHRISTIAN ANDREW PLUE LEONARD JOHN VETRONE 5102050955 WEBCOR CONSTRUCTION LP 1751 HARBOR WAY PKWY ALAMEDA CA 94502-0000
202212198675	345 SPEAR ST	19-Dec-22	23-Feb-23	26-Dec-24	COMPLETE	4TH FL NEW NON STRUCTURAL PARTITIONS CEILING LIGHT FIXTURES MILLWORK FINISHES. NO EXTERIOR WORK. MEP DEFERRED	0	17	\$6.5		OFFICE	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202405091819	800 HOWARD ST	9-May-24	16-May-24	9-Dec-24	COMPLETE	REROOFING.	0	3	\$5.9		PUBLIC ASSMBLY OTHER	DANA BRAXTON MILLER 4082612595 ALLIANCE ROOFING CO INC 1250 CAPMPBELL AV SAN JOSE CA 95126

MAJOR PROJECTS (12/01/2024 - 12/31/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/ Phone #
202211287247	345 SPEAR ST	28-Nov-22	31-Jan-23	26-Dec-24	COMPLETE	4/F: Tenant improvement and structural to support demo permit. New partitions ceilings fixtures millwork and finishes. Ref demo permit 202211106283. MEP deferred.	0	17	\$5.4		OFFICE	DAVID HERKOWITZ 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
202311211198	550 BATTERY ST	21-Nov-23	1-May-24	24-Dec-24	COMPLETE	VOLUNTARILY UPGRADE STRUCTURALLY TO INCREASE CAPACITY OF REINF CONC TRANSFER BMS AT LVL 3 IN LONG. DIRECTION AND REINF CONC SW IN TRANSVERSE DIRECTION AT LVL 3 TO 6. STR IS NOT BEING BROUGHT INTO COMPLIANCE W/ CURRENT CODE. THE OBJECTIVE IS COLLAPSE PREVENTION AT THE 475-YEAR EQ PER ASCE 41-17	0	22	\$5.0		APARTMENTS	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
202412176961	211 JEFFERSON ST	17-Dec-24			FILED, New	CHANGE OF USE A3 to A2 occupancy-PARTIAL DEMO RENOVATION AND CONVERSION OF 1ST FLOOR OF (E) 3 STORY BUILDING FROM GALLERY TO RESTAURANT. (N) WORK INCLUDES REMODEL OF 1ST FLOOR MEP WORK MINOR STRUCTURAL SCOPE MINOR EXTERIOR STOREFRONT AND UTILITY IMPROVEMENTS	0	3	\$6.0		FOOD/BEVERAGE HANDLING	(blank)
202411205356	2 NEW MONTGOMERY ST	20-Nov-24	19-Dec-24		ISSUED, New	FACADE REHABILITATION PROGRAM COMPRISING BRICK WORK REPAIR/REPOINTING TERRACOTTA REPAIR FACADE CLEANING WINDOW REPLACEMENT	0	8	\$6.5		TOURIST HOTEL/MOTEL	CHRISTOPHER ABELL 4156411578 RAINBOW WATERPROOFING & RESTOR 600 TREAT AV SAN FRANCISCO CA 94110-0000

MAJOR PROJECTS (12/01/2024 - 12/31/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
201809200919	280 07TH ST	20-Sep-18	31-Dec-24		ISSUED, New	TO ERECT 6 STORIES NO BASEMENT TYPE II-A 17 UNITS RESIDENTIAL WITH COMMERCIAL.	17	6	\$6.0		APARTMENTS	DAVID JOSE GARCIA 4158716816 G CORE ENGINEERING 80 EUREKA DRIVE UNIT 212 PACIFICA CA 94044-0000
Total Construction Valuation Major Projects (≥\$5m) completed in December 2024, filed, and issued							\$171.5 million	vs. November 2024			-\$26.6 million	↓ 13.42%
Total Units Major Projects (≥\$5m) completed in December 2024, filed, and issued							267	vs. November 2024			267	NA

Major Projects Report

Building Inspection Commission, January 15, 2025

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 12/1/2024-12/31/2024

FILED

Count – 1

Valuation – \$6M

Net Housing Units – 0



- 211 Jefferson St.
- Change of use and conversion of the first floor to a restaurant
- \$6M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 12/1/2024-12/31/2024

ISSUED

Count – 2

Valuation – \$12.5M

Net Housing Units – 17



- 2 New Montgomery St.
- Façade rehab work and window replacement
- \$6.5M



- 280 7th St.
- New 6-story, 17-unit apartment building
- \$6M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 12/1/2024-12/31/2024

COMPLETED

Count – 5

Valuation - \$153M

Net Housing Units – 250



- 1 Avenue of the Palms (AKA 39 Bruton St.)
- New 22-story, 250-unit residential tower
- \$130.2M



- 345 Spear St.
- 4th floor office tenant improvement
- \$6.5M



THANK YOU