

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7

BIC Rules and Hearing Procedures for Appeals

**Building Inspection Commission
Rules and Hearing Procedures for Appeals**

Adopted: June 12, 2024

- I. **Scope; Purpose.** These Rules are established pursuant to Section 77.9 of the San Francisco Administrative Code, which authorizes the Building Inspection Commission to adopt rules and regulations to implement appeal and hearing procedures, standards for granting or denying requests for jurisdiction and rehearing, standards for affirming and denying Department findings on suspensions, and requirements for notice and mailing in addition to those set forth in Chapter 77 of the Administrative Code. The purpose of these Rules is to ensure that the Commission conducts hearings and takes action on appeals before it in a fair and efficient manner that protects the due process rights of parties, and protects the health, safety, and welfare of the public. These Rules shall govern proceedings before the Commission, except for abatement actions heard and decided pursuant to Section 105A.2 of the San Francisco Building Code, which are governed by the Bylaws and Rules of Procedure of the San Francisco Abatement Appeals Board.
- II. **Definitions.** The definitions set forth below apply only for the purposes of these Rules. Except as the context otherwise requires, terms defined in Chapter 77 of the Administrative Code shall apply to these rules and hearing procedures.
 - a. **“Appellant”** means any person or persons, or their authorized agents, who have filed an appeal or request for jurisdiction with the Commission.
 - b. **“Applicant”** means any person, or their authorized agent, requesting a written decision or determination from a Department.
 - c. **“City”** means the City and County of San Francisco.
 - d. **“Commission”** means the San Francisco Building Inspection Commission.
 - e. **“Department”** means the Department of Building Inspection, unless the context indicates otherwise.
 - f. **“President”** means the President of the Commission, or the Vice President in the President’s absence, or another member of the Commission designated by the President or by the Commission to act as the presiding officer at a meeting.
 - g. **“Rules”** mean the rules and hearing procedures set forth herein.
 - h. **“Secretary”** means the Secretary of the Building Inspection Commission.
- III. **Authority to Hear and Decide Appeals.** Under the San Francisco Building Code and Administrative Code, the Commission may hear and decide appeals brought by applicants or candidates regarding:

- a. Decisions or determinations of the Department regarding applications for permits or determinations under the San Francisco Administrative, Building, Electrical, Housing, Mechanical, and Plumbing Codes, including appeals pursuant to Section 103A.6.3.2 of the Building Code (Expanded Compliance Control listing); building permit application completeness determinations; and amortization extension requests pursuant to Section 41.23 of the Administrative Code; but excluding decisions appealable to the Access Appeals Commission or Board of Appeals; and
- b. A Department's failure to render a written decision or determination on any of the matters in section (a) within 15 days of a request to do so.

IV. **Appeals Involving Technical Matters.** During the Commission's hearing of an appeal, the Commission may determine that the appeal involves technical matters that should be and have not already been heard and decided by a technical board or committee. In such a case, the Commission may in its discretion, limited by any applicable time limitations in state or local law, decline to decide the appeal and refer the matter to the appropriate technical board for a final decision. In the alternative, the Commission may continue the appeal, again subject to any applicable limitations in state or local law, for a period not exceeding two months in order to obtain the advice and recommendation of those technical boards, advisory committees, or persons that the Commission deems appropriate.

V. **Filing of Appeal**

- a. **Time to Appeal a Written Decision.** An appeal must be filed within 15 calendar days of the date the Department mails its written decision. When counting "calendar days" for purposes of calculating the deadline for filing an appeal, the appeal period begins the day after the written decision is mailed. If the last calendar day falls on a Saturday, Sunday, or City holiday, the last day to file the appeal is the next day when City offices are open for business.
- b. **Time to Appeal Where No Written Decision was Rendered.** If the Department fails to render a written decision upon request, the appellant has 15 working days from the request date to initiate appeal. When counting "working days" for purposes of calculating the deadline for filing an appeal, the appeal period begins the day after the request for a written decision is made, excluding Saturday, Sunday, and City holidays. If the last working day falls on a weekend or City holiday, the last day is the next day when City offices are open for business.
- c. **Appeal Form.** To initiate an appeal, the appellant must complete and submit a Notice of Appeal form, along with any required filing fee, to the Secretary. The Notice of Appeal (sometimes referred to as the Application for Appeal) form shall be available online on the Commission's website and in hardcopy from the Department of Building Inspection at the address listed on the Commission's

website. On the Notice of Appeal form, the appellant must clearly set forth a concise statement of the issues, including a statement of the basis for the appeal and the action the appellant is requesting from the Commission.

d. Information Required to be Furnished by the Department

- i. **Identification of Interested Parties.** Within three working days of receiving a Notice of Appeal, the Department whose decision or determination is being appealed shall send written notification to the Secretary of the names and addresses of any persons, other than parties to the appeal, who have appeared before the Department, in person or in writing, to support or oppose the Department's decision or determination.
- ii. **Department's Record.** Within three working days of receiving a Notice of Appeal, the Department whose decision or determination is being appealed also shall transmit to the Secretary a copy of the Department's entire file concerning the matter being appealed, including any recordings of any hearings held by the Department.

VI. Notices

- a. **Commission Notices.** Promptly upon the Secretary's having determined that the filing of a Notice of Appeal, Request for Jurisdiction, Request for Suspension, or Request for Rehearing is complete based upon information received from the appellant and Department, the Secretary shall send a copy of said notice or request to the Department whose decision or determination is being appealed and shall mail the notice to the owner or owners of the affected property, if any, and to any persons who have filed with the Secretary a written request for notification. The Secretary shall send timely notices of the date, time, and place of a Commission hearing on the matter to the Department, the appellant, owner or owners of the affected property, persons on the Department's list furnished to the Commission pursuant to Section 77.7(a), and other persons who have filed a written request for notice of the hearing.
- b. **Department's Decisions.**
 - i. All Department decisions or determinations subject to an appeal to the Commission pursuant to the San Francisco Charter, Building Code, or Administrative Code shall include notice of the right to appeal using the language set forth in subsection VI(b)(iii) below.
 - ii. Notice of a right to appeal to the Commission shall be printed on all materials used by the Department to process requests for decisions or determinations that are subject to such appeal pursuant to the San

Francisco Charter, Building Code, or Administrative Code. Such materials shall include, but not be limited to: (1) permit application, inspection, and other forms; and (2) informational materials provided to persons seeking a decision or determination from the Department.

- iii. The notice shall be printed in bold face type of not less than 18 points. The notice for all Departments shall state: "As provided by San Francisco Charter, Building Code, or Administrative Code, decisions or determinations made by this Department regarding applications for permits under the San Francisco Building, Electrical, Housing, Mechanical, and Plumbing Codes, excluding decisions appealable to the Access Appeals Commission or the Board of Appeals, are appealable to the Building Inspection Commission within fifteen (15) calendar days of the date this decision or determination was mailed." Notices for the Department of Building Inspection shall add the information that decisions or determinations made in the enforcement of the above enumerated Codes and other laws that it enforces are appealable to the Commission.

VII. **Written Submittals.**

- a. **Appellant's Statement.** No later than 14 calendar days before the scheduled hearing date, the appellant may submit a pre-hearing statement in support of its appeal. The pre-hearing statement should clearly set forth the appellant's arguments and cite to relevant evidence that supports those arguments. The statement shall be double-spaced, in 12-point font (if typed), and not more than seven pages in length. The appellant may include any supporting documents and exhibits not previously submitted as part of its Notice of Appeal, which will not count toward the page limit.
- b. **Department's Response.** No later than seven calendar days before the scheduled hearing date, the Director of the Department may submit a statement in response. The response shall be double-spaced, in 12-point font (if typed), not more than seven pages in length, and may include any supporting documents (which shall not be counted as part of the page limit).
- c. **Number of copies and manner of submitting.** Except for the Department's written decision or determination being appealed, the parties may submit all written submissions, including the appellant's statement and the Department's response, by emailing the submissions to the Secretary at the email address provided on the Commission's webpage or, if submitted in paper form, by delivering an original and ten copies in collated form, to the Commission office at the address listed on the Commission's website. An item is considered "submitted" when the Secretary receives the submission by email or the submission is delivered to the Commission office.

- d. **Service on other parties.** Except for the Department's written decision or determination being appealed, the Secretary will forward a copy of all written submissions, including the appellant's statement and the Department's response, to the parties.

VIII. Rejection of Appeal

- a. **Notice of Rejection.** If the Secretary rejects an appeal for lack of jurisdiction or for failure to submit any required filing fee or required documentation, the Secretary must send written notice of the rejection and the reasons for rejecting the appeal, to the appellant or its authorized agent by certified mail within five working days of the filing of the appeal. If the appeal was rejected for incomplete submittal, the Secretary must include in the notice a list of all documents, materials, and other information needed to complete the appeal. An appeal is timely so long as the Notice of Appeal and any required filing fee are submitted within the 15-day appeal period described in Section V of these Rules.
- b. **Failure to Provide Notice.** If the Secretary does not provide notice within five working days as described in subsection (a), then the Secretary may not reject the appeal thereafter. The Secretary's inaction, however, does not confer jurisdiction to the Commission if it does not already exist, nor does it prevent the Commission from requiring additional documents or other information from the appellant.
- c. **Request for Jurisdiction.** If the Secretary has rejected an appeal for any reason, or if the 15-day appeal period has expired, the appellant may request the Commission to grant jurisdiction by filing a Request for Jurisdiction form, together with any required filing fee and such other information as the Commission may require. The Request for Jurisdiction form shall be available online on the Commission's website and in hardcopy from the Department of Building Inspection at the address listed on the Commission's website. The Request for Jurisdiction form must be filed with the Secretary within 15 calendar days of the date the Secretary has rejected an appeal or within 15 calendar days after the appellant has actual or constructive knowledge of the right to appeal. The Commission may grant jurisdiction for an appeal filed beyond the 15-day appeal period only upon a showing by the appellant that the delay in filing the appeal was due to misrepresentation, mistake, or other error on the part of the City. However, a showing that a Department failed to provide notice of the right to appeal required by Administrative Code Section 77.8(b) shall require the Commission to accept an appeal beyond the 15-day appeal period.

- IX. **Suspension of Action Being Appealed.** The appellant or its authorized agent may file a Request for Suspension using the form available online on the Commission's website and in hardcopy from the Department of Building Inspection at the address listed on the Commission's website. If the appellant or its authorized agent files a Request for

Suspension form, the Secretary shall issue to the applicable Department a written notice of suspension of the decision being appealed. The suspension shall take immediate effect unless the Department makes a written finding that such suspension would cause or is causing a public hazard. Upon the Department's prompt submittal of its finding to the Secretary, the suspension shall lapse unless and until the finding is denied by the Commission at its next regularly scheduled meeting. Except as provided above, a suspension shall remain in place until the Commission has rendered a final decision on the appeal.

X. Scheduling of Appeals.

- a. **Notice of Hearing Date.** The date, time, and place of a hearing on an appeal or request for jurisdiction shall be fixed within three working days after the Secretary determines the filing to be complete, and the appeal shall be heard within 40 calendar days thereafter.
- b. **Continuation of Hearing.** Once an appeal has been calendared for a hearing by the Commission, the matter shall not be continued except in cases where the Commission's meeting has been canceled or the appellant or appellant's authorized agent has submitted a written request for continuance, or upon a vote of the Commission. Notice of a continued date shall be mailed to all parties who received notice of the original hearing date. Any continued hearing must be set such that the Commission's decision will be issued in compliance with any applicable local or state deadlines.
- c. **Appellant's Failure to Appear.** If the appellant fails to appear at the hearing, the Commission will confirm that notice of the hearing was properly provided under Section VI. If the appellant does not appear for a noticed hearing, the decision or determination being appealed shall become immediately effective from the date the decision or determination was issued.

XI. Hearing

- a. **Order of Presentation at the Hearing.** Except when the President finds good cause to order the presentations otherwise, the order of presentation of an appeal shall be as follows: The appellant and the Department will each have 7 minutes to present their position. The Department shall present first, then the appellant will present. After the presentations, there will be an opportunity for public comment. After the close of public comment, each party will have 3 minutes for a rebuttal. The Department will present its rebuttal first, then the appellant may present its rebuttal. After the presentations, Commission members may ask questions of either party. The Commission may then discuss the appeal and deliberate on the appropriate action.

- b. **Rules of Evidence.** The hearing need not be conducted according to technical rules of evidence and witnesses. Any relevant evidence is admissible if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs.
- c. **Decision.** Upon the hearing, the Commission may, subject to the same limitations as are placed upon the Department by law, approve, disapprove or modify the decision or determination being appealed. The Commission shall render its decision in writing within any applicable state or local law deadlines or within 90 calendar days of the first hearing, whichever comes first, and shall set forth, as part of its decision, findings, and facts sufficient to establish that the Department has or has not made an error, abused its discretion, or complied with the law.

XII. Limits on Commission's Appellate Powers.

- a. The Commission shall have, except as provided in this section, no more authority than is granted to local enforcement agencies by California statute, the regulations contained within Title 24 of the California Code of Regulations and the Model Codes adopted pursuant thereto.
- b. The Commission is not authorized to waive provisions of the Building, Electrical, Housing, Mechanical, or Plumbing Codes. However, the Commission may grant a modification to those Codes in an individual case upon a finding that a special circumstance makes compliance with the strict letter of the Codes impractical; provided that such modification is in conformance with the intent and purpose of the Codes, and further provided that the modification does not lessen any fire-protection requirement or any degree of structural integrity and will not result in a condition that is less safe or less desirable from the point of view of public safety. The Commission shall have no appellate powers over decisions or determinations made by the San Francisco Fire Department when that Department has been given exclusive enforcement jurisdiction by California law or the San Francisco Charter.
- c. Notwithstanding any of the above, the Commission shall have the authority to interpret the administrative provisions of Chapter 77 of the Administrative Code.

XIII. Appeals Barred. No person may file an appeal of the following matters:

- a. A decision concerning the same issue or issues at the same property that was finally decided by the Commission within the previous 12 months; and
- b. A decision made by the Commission when it was sitting as the Abatement Appeals Board.

XIV. **Request for Rehearing.** Any party to the appeal may request the Commission to rehear the matter by filing a Request for Rehearing form with any applicable filing fee. The Request for Rehearing form shall be available online on the Commission's website and in hardcopy from the Department of Building Inspection at the address listed on the Commission's website. The Request for Rehearing shall be filed within ten calendar days of the Commission's action on the appeal, and shall set forth new evidence or legal error as the grounds for rehearing. The Commission may grant rehearings by the vote of four members.

XV. **Powers of President.** The President may:

- a. Require parties to state their position with respect to the various issues in the proceedings;
- b. Require parties to produce for examination those relevant witnesses and documents under their control;
- c. Rule on non-dispositive procedural motions, and other procedural matters that must be resolved in advance of the hearing;
- d. Regulate the course of the hearing and conduct of participants therein;
- e. Modify or extend time limits established by these rules upon a determination that no party will be prejudiced and that the ends of justice will be served thereby.

XVI. **Ex Parte Communications.** The members of the Commission may not consult any party on any fact at issue unless upon notice and opportunity for all parties to participate. No employee or agent of the City engaged in the investigation and prosecution of this case shall participate or advise in the rendering of the Commission's decision in the case, except as a party, witness, or counsel in the proceeding.

XVII. **Amendment of Rules.** These Rules may be amended by the Commission at any regular meeting by a majority vote following a public hearing, provided that at least 10 days public notice is given.

Regular Meeting
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Building Inspection Commission

January 15, 2025

Agenda Item 7b

Department of Building Inspection Statement



Department of Building Inspection Response to Appellant's Pre-Hearing Statement

The Department of Building Inspection (DBI) hereby submits the following response to Harold E. Howell's (Appellant) Pre-Hearing Statement.

The key question in determining whether a person is to be included on the Expanded Compliance Control list is whether the person has received three or more qualifying building code violations (per SFBC Section 103A.6.1) within an 18-month period (January 26, 2022 – September 8, 2022). The Appellant met this standard and was placed on the Expanded Compliance Control list in conformance with the building codes and our written policies. DBI respectfully requests that the Notice of Determination for Appellant's inclusion on the Expanded Compliance Control (ECC) list be upheld under SFBC Section 103A.6.2(1).

As a preliminary matter, Appellant argues that "Building Code § 103A.6.1. was not created with civil engineers in mind," and suggests that he is being placed on the Expanded Compliance Control (ECC) List because of "mere association or relationship" with another listee, John C. Pollard. San Francisco Building Code (SFBC) § 103A.6.1 specifically requires that DBI maintain a "significant violation tracking report" and "identify all individuals, agents, and other entities associated with the permit and/or project in the Permit Tracking System or known to be associated with the permit and/or project at the time of the Notice of Violation is issued." The language of this provision is written broadly to encompass not only contractors performing the work, but any and all individuals, agents, and entities associated with the project/permit, which is counter to Appellant's argument that SFBC § 103A.6.1 should not apply to civil engineers. In addition, the Appellant's professional stamp appeared on all of the architectural drawings associated with the projects in this report, indicating that he reviewed and approved the work. In making



its determination, DBI has independently considered the facts and circumstances regarding Appellant's role in each of the violations, which are summarized below in this pre-hearing statement.

1336 Green St. (Complaint No. 202286619)

On January 21, 2022, Complaint No. 202286619 was opened citing the following:

"A revision to bpa #201912240530 was required by field inspector to be obtained prior to final inspection. A review of past records indicates that this revision was never issued."

Permit Application (PA) # 201912240530 was issued on January 22, 2020 for the following scope of work:

"Remodel of unit 6 on 4th Fl. (N) roof deck exclusive use" (see Exhibit A). Harold E. Howell of Mercury Engineering was listed as the engineer of record for this project. DBI Inspector Fergal Clancy performed a site inspection on December 11, 2020 and issued a correction notice that cited the following:

*Correction Required. a.2.3 new roof deck to be non-combustible per SFBC 1510. the deck is >500 sq. feet approx. 936. The proposed roof deck hatch is inaccessible and has no details. No latch. No stair ladder. The structural roof deck plans have no detail that show the above roof membrane structure is supported, this was omitted from the plans s3.1 details 4 & 8. the glass guard rail that surrounds the deck was not constructed per plans... **A revised plan will have to be issued to show changes made with structural details for glass guard and top cap rail, above roof supporting deck, etc., access to roof, stair hatch details.***

As highlighted above, the correction notice specifically required a revised permit with plans to be issued.

PA #202101062198 was then filed on January 6, 2021 as the revision permit stating, *"Revision to roof deck. Reference PA # 202006048120"* (see Exhibit A). The Appellant was the engineer of record for this permit as well. However, according to our records, PA #202101062198 was never issued. Additionally, PA #201912240530 was erroneously signed off and issued a Certificate of Final Completion (CFC) on January 25, 2021, by DBI Inspector William Walsh. On February 3, 2021, the revision permit (PA #202101062198)



was withdrawn, which effectively avoided proper review and approval for the enlarged roof deck. A copy of the Request for Withdrawal is attached (*see Exhibit A*).

In follow up to Complaint No. 202286619, Inspector Fergal Clancy performed a site inspection on January 26, 2022 and verified no permit was issued to comply with the correction notice. The deck did not meet the requirements of the code. Therefore, a Notice of Violation (NOV) was issued on January 26, 2022 (*see Exhibit A*). PA #202203099629 was subsequently filed on March 9, 2022 to comply with the NOV, but it expired without final inspection. The permit was subsequently renewed under PA #202410022125 for final inspection. During the last inspection on December 13, 2024, the work still did not pass inspection, and the original NOV remains open.

The original correction notice was properly issued. Thus, the Appellant was aware that his design did not meet the required fire code or structural requirements and that PA #201912240530 was approved in error, as no details were provided on the submitted plans. PA #202101062198 was then filed to address these issues. By withdrawing PA #202101062198 and not addressing the corrections, Appellant was involved in the misrepresentation of the facts as to the completion of the project.

Appellant claims the applicability of the “principle of detrimental reliance” in this case, but it should not apply. The legal principle of “detrimental reliance” is based on contract law and the theory of promissory estoppel, which allows a plaintiff to recover damages when they reasonably relied on a promise. This principle is irrelevant to these administrative proceedings to enforce the ECC program.



221 5th Ave. (Complaint No. 202290894)

On May 11, 2022, Complaint No. 202290894 was opened based on multiple expired permits on the property, and an NOV was issued on the same day (*See Exhibit B*). Inspector Robert Power performed a site visit on May 24, 2022, and issued an amended NOV (*See Exhibit B*) citing the following:

Amended: A site visit on May 24, 2022 revealed that current conditions at the garage level do not match approved under permit application # 201310038332 (to excavate existing crawl space and construct a 2 car garage or the subsequent revisions). Specifically, multiple structural steel beams do not appear to be in the locations approved in the structural drawings and a moment resisting frame appears to have not been installed. All steel and wood framing has been covered without the required DBI inspections prior to cover up. Building permit application #s 201302150312, 201310038332, 201312113874, 201407312691, 201503302302 and 201511243519 have expired without obtaining the required final inspections. A monthly monitoring fee will be assessed.

The Appellant is listed as the engineer of record on PA #201310038332, 201312113874, 201407312691, 201503302302 and 201511243519 at this property. A copy of the permit details report for each of the expired permits referenced above is attached under *Exhibit B*. Mr. Howell signed the final special inspection letters in July 9, 2015 and June 13, 2017 (*See Exhibit B*) stating all work conformed to his approved plans, which constitutes making a false statement and misrepresenting conditions. Appellant argues that Inspector Leopoldo Rafael approved the changes made at the time of construction. DBI has no evidence supporting this, and Inspector Rafael is no longer available to corroborate these claims. Additionally, Inspector Rafael would not have the authority to allow deviation from approved plans.

PA #202301059723 was issued on January 5, 2023 to obtain a final inspection approved under PA #201310038332, 201312113874, and 201407312691 to comply with the NOV (*See Exhibit B*). PA #202301059725 was also issued on January 5, 2023 to obtain a final inspection for work approved under



PA #201511243519, with all work already completed (*See Exhibit B*). No inspections have been scheduled to date, and no permits have been filed or issued to address the violations.

26 Parnassus (Complaint No. 202294054)

On August 5, 2022, Complaint No. 202294054 was opened based on field observations from a site visit on July 20, 2022 that revealed the current existing conditions at the property do not match the work that was approved under PA #201506128846 (to convert existing storage to a new garage) and PA #201606240877 (to remodel the first, second and third floors and to add a new roof deck on the second floor) (*See Exhibit C*). The Appellant is listed as the engineer of record for permit application #'s 201506128846 and 201606240877. Permit research revealed that PA #201606240877 was completed in error under a renewal permit (PA# 201908088353) by Inspector William Walsh on December 23, 2019. Additionally, the work under PA #201506128846 was not completed and has not received a final inspection.

A NOV was issued on August 5, 2022 citing several issues (*see Exhibit C*). Specifically, the new garage door opening is two feet wider than approved, the new driveway exceeds the maximum 20% stated on the approved plans, and the slope is greater than 23%. Appellant signed off that all work was performed according to the approved plans. The discrepancy in the slope of the driveway is considered a misrepresentation of the conditions. We note the Planning Department has also opened a Notice of Enforcement case (2022-008092ENF) on August 8, 2022 because work was not completed per the approved plans. Multiple permits have subsequently been filed to comply with the NOV (PA #202209233056, 202310209137, 202311070349) (*see Exhibit C*).



214 Fair Oaks (Complaint No. 202288003)

On February 28, 2022, Complaint No. 202288003 was opened based on a report of possible work beyond the scope of approved permits. A site inspection was performed on July 16, 2022, which revealed that current existing conditions did not match the work that was approved under the permits outlined in the table below:

Permit Application #	Filed	Issued	Description	Stage	Stage Date
201712287535	28-DEC-2017	06-MAR-2018	Addition of a two car garage in place of an existing storage area with (N) 7’-2”X6’-8” Garage Door	COMPLETE*	13-DEC-2019
201808298626	29-AUG-2019	04-SEP-2018	First Floor – New Foundation, new structural walls and new wood beam.	COMPLETE*	11-DEC-2019
201905029623	02-May-2019	17-JUN-2019	Removal of 2 Rear Staircases	COMPLETE*	11-DEC-2019
201903064536	06-MAR-2019	11-OCT-2019	Remodel of Unit #216 First Fl. – New Media Room, New Family Rm.	EXPIRED	19-AUG-2022

*Completed in Error

We note that PA #201712287535, 201808298626, and 201905029623 (*see Exhibit D*) were all completed in error by DBI Inspector William Walsh. PA #201903064536 expired prior to final inspection even though work had commenced. Appellant is listed as the engineer of record for all of these permits.

An NOV was issued on August 23, 2022 (*see Exhibit D*) citing several issues. Specifically, work behind the garage is in an unfinished state at the rear of building. An excavation was performed at the rear of the building and yard separating the rear structure from the front structure. The submittal (Page A3.2) incorrectly stated "excavation approved per BPA #201810032196." Excavation was not approved under any permit application. Additionally, the unfinished construction at the rear of the ground floor



and the lack of required fire sprinklers constitute an unsafe building and fire hazards. This constitutes a misrepresentation of the conditions and substantial non-compliance. The Planning Department has also issued a NOV in August 16, 2024 citing “misrepresentation of existing conditions on permit application drawings.”

3048-50 Fillmore St. (Complaint No. 202295341)

On August 11, 2022, Complaint No. 202295341 was opened based on a review of the complaint and permit history on this property that revealed a NOV that was issued on November 28, 2016 was never resolved (*see Exhibit E*). NOV #201648071 cited the following:

Existing structure has been completely demolished. A new structure has been built in its place. New structure is approx. 18' high and 22' wide and 14' deep. New electrical and plumbing work at interior. New mezzanine installed. Framing is still exposed.

The NOV documented that a new structure had been built at the rear of the property without a proper building permit. At the time of the NOV issuance, the new structure was still under construction with its framing exposed. Work was done beyond the scope of PA #201607202807 (to replace existing foundation in kind in the rear building) and PA #201610130253 (Replace (E) Lath & Plaster with new 5/8” Type X Sheetrock. Replace rotted stud wall as needed due to leaking roof). Both permits were issued on October 13, 2016, and both permits expired without inspection. The Appellant is listed as the engineer of record for PA #201607202807, which expired without a final inspection. Neither of the two permits authorized the demolition and replacement of the existing structure. Therefore, a new NOV #202295341 was issued as a result of the complaint. (*see Exhibit E*)

A site inspection was performed on August 23, 2022, which confirmed the validity of the NOV #201648071. The structure has been subsequently finished and is now occupied. The building was rebuilt



and covered without the required building permit or inspections. Mr. Howell signed the final special inspection letter on June 14, 2017 (*See Exhibit B*) stating all work conformed to his approved plans, which constitutes making a false statement and misrepresenting conditions.

Conclusion

Appellant has incurred three or more qualifying violations (per SFBC Section 103A.6.1) within an 18-month period (January 26, 2022 – September 8, 2022) as detailed above. Therefore, DBI respectfully requests that the Notice of Determination for Appellant's inclusion on the Expanded Compliance Control (ECC) list be upheld under SFBC Section 103A.6.2(1).

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

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

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7b

Exhibit A - 1336 Green Street, Apt. 6



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286619

OWNER/AGENT: EARL JAMES TR
 EARL JAMES TR
 JAMES EARL TTEE
 1336 GREEN ST APT 6
 SAN FRANCISCO CA
 94109

DATE FILED: 21-JAN-22

LOCATION: 1336 GREEN ST

BLOCK: 0548 LOT: 008

SITE:

RATING: OCCUPANCY CODE :

OWNER'S PHONE: --
 CONTACT NAME: *****
 CONTACT PHONE: *****

RECEIVED BY: Matthew Greene DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: *****
 ***** *****

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE *****

DESCRIPTION: A revision to bpa # 201912240530 was required by field inspector to be obtained prior to Final inspection. A review of past records indicates that this revision was never issued.

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	NG	6339		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
13-SEP-24	Jackie Tran	CES	refer to CES per C Weaver/GLam-jt

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
21-JAN-22	CASE OPENED	F CLANCY	CASE RECEIVED		Matthew Greene 21-JAN-22	BID
21-JAN-22	OTHER BLDG/HOUSING VIOLATION	F CLANCY	CASE UPDATE	case reviewed, to be investigated by district inspector. MH/tt	Thu Ha Thi Truong 21-JAN-22	INS



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286619

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
26-JAN-22	OTHER BLDG/HOUSING VIOLATION	F CLANCY	CASE UPDATE	<p>Site visit. No permit was issued to comply with correction notice issued 12.11.2020 basically the deck does not meet code, correction required. a.2.3 new roof deck to be non combustible per sfbc 1510. the deck is >500 sq feet approx 936 the proposed roof deck hatch is inaccessible and has no details. no latch . no stair ladder.the structural roof deck plans have no detail that show the above roof membrane structure is supported, this was omitted from the plans s3.1 details 4 & 8. the GLASS GUARD RAIL THAT SURROUNDS THE DECK WAS NOT CONSTRUCTED PER PLANS TH POSTS @ 4 FOOT ON CENTER AND TOP RAIL WERE NOT INSTALLED. THE CLEAR SINGLE TEMPERED GLASS HAS NO TOP RAIL THAT MEETS THE STRUCTURAL REQUIREMENT PER CBC 2407,1.4.2 . THE PRIVACY STAIR THAT SECURE THE ROOF ACCESS AT THE LIGHTWELL STAIR WAS NOT INSTALLED. A PENTHOUSE STAIR DOOR ACCESS WAS INSTALLED WITH A COMMON DIGITAL LOCK, THE PLANS SHOW A RATED EXIT ENCLOSURE WITH UPGRADED UNI ENTRY DOORS @ 90 MIN (NOT INSTALLED) NOR CLOSURES. A REVISED PLAN WILL HAVE TO BE ISSUED TO SHOW CHANGES MADE WITH STRUCTURAL DETAILS FOR GLASS GUARD AND TOP CAP RAIL, ABOVE ROOF SUPPORTING DECK ETC, ACCESS TO ROOF, STAIR HATCH DETAILS.</p> <p>A revised permit 202110162198 was applied for and routed for review on 1.6.2021</p> <p>However, the original permit requiring the corrected permit was completed on 1.25.2021</p> <p>And then the filed permit 202110162198 was withdrawn per applicants request on 2.3.2021</p>		
26-JAN-22	OTHER BLDG/HOUSING VIOLATION	F CLANCY	FIRST NOV SENT	1st NOV issued per FC; ag	Audrey Gee 08-FEB 22	INS



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202286619

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
08-FEB-22	OTHER BLDG/HOUSING VIOLATION	F CLANCY	CASE UPDATE	1st NOV mailed; and cc DCP and SFFD ag	Audrey Gee 08-FEB 22	INS
24-JAN-23	OTHER BLDG/HOUSING VIOLATION	C WEAVER	CASE UPDATE	PA 202203099629 has been issued to comply with NOV. Cweaver		
26-MAY-23	OTHER BLDG/HOUSING VIOLATION	C WEAVER	CASE UPDATE	Pa 202203099629 issued to comply with notice of violation.		
12-SEP-24	OTHER BLDG/HOUSING VIOLATION	C WEAVER	FINAL WARNING LETTER SENT		Damien Martin 12- SEP-24	BID
13-SEP-24	OTHER BLDG/HOUSING VIOLATION	D MARTIN	CASE UPDATE	FWL mailed and referred to CES per CW jt	Jackie Tran 13-SEP- 24	INS
13-SEP-24	GENERAL MAINTENANCE	D MARTIN	REFERRED TO OTHER DIV	transfer to div CES	Jackie Tran 13-SEP- 24	INS
16-SEP-24	OTHER BLDG/HOUSING VIOLATION	J NG	CASE UPDATE	Case received in CES - sj	Susan Jew 13-SEP- 24	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	26-JAN-22		



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:22:55

Permit details report

Application Number: 201912240530

Bluebeam ID:

Form Number: 8 **Application Description:** REMODEL OF UNIT 6 ON 4TH FL. (N) ROOF DECK FOR EXCLUSIVE USE.

Address: 0548/008/0 1336 GREEN ST 0

Cost: \$75,000

Occupancy code: R-2

Building Use: 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
24-DEC-2019	TRIAGE	
24-DEC-2019	FILING	
24-DEC-2019	FILED	
22-JAN-2020	APPROVED	
22-JAN-2020	ISSUED	
25-JAN-2021	COMPLETE	5792517 CFC ISSUED

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	24-DEC-2019	24-DEC-2019			24-DEC-2019	LEI ALVINA	MLC
2	INTAKE	24-DEC-2019	24-DEC-2019			24-DEC-2019	LEI ALVINA	
3	CP-ZOC	26-DEC-2019	26-DEC-2019			26-DEC-2019	OROPEZA EDGAR	New roof deck located at 1336 Green street - please note the existing residential building already is improved with a stair penthouse. Please note the new roof deck is located in the buildable area meaning, within the 40 foot height limit, respecting the front and rear setbacks including the 30-foot height limit at the rear. Setbacks to the front, side and rear as shown on plans. No wind screens are allowed only parapets at 4 feet or less are allowed.



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:22:55

Permit details report

Application Number: 201912240530

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								NO BBNS or planning code complaints. Public notice is not required.
4	BLDG	17-JAN-2020	17-JAN-2020			17-JAN-2020	YU CYRIL	
4	BLDG	10-JAN-2020	10-JAN-2020			10-JAN-2020	YU CYRIL	COMMENT ISSUED. SPECIFY MIN. DEPTH OF (E) RO JOIST TO JUSTIFY SUPPORT OF (N) DECK.
5	BLDG	17-JAN-2020	17-JAN-2020			17-JAN-2020	YU CYRIL	
7	MECH	26-DEC-2019	26-DEC-2019			26-DEC-2019	NAGATA TIMOTHYOTC	Approval
8	SFPUC	21-JAN-2020	21-JAN-2020			21-JAN-2020	TOM BILL	
9	SFFD	21-JAN-2020	21-JAN-2020			21-JAN-2020	MCCORMACK MAR	Approved
10	CPB	22-JAN-2020	22-JAN-2020			22-JAN-2020	YU ZHANG REN	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:26:24

Permit details report

Application Number: 202006048120

Bluebeam ID: 655942661

Form Number: 8 **Application Description:** UNIT 5. Remodel of unit on fourth floor. Minor floor plan revisions to first, second, third and fourth floors. Reference BPA# 2019.1224.0530 (N) patio in rear yard(N) 6'-0" H wood fence in rear yard at North and West property linesRetile (E) entryway

Address: 0548/008/0 1336 GREEN ST 0

Cost: \$50,000

Occupancy code: R-2

Building Use: 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
04-JUN-2020	TRIAGE	
04-JUN-2020	FILING	
04-JUN-2020	FILED	
05-NOV-2020	APPROVED	
05-NOV-2020	ISSUED	
22-DEC-2020	COMPLETE	5785673 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CPB	04-JUN-2020	04-JUN-2020			04-JUN-2020	ROBINSON CHARL	
2	BID-INSP	04-JUN-2020	04-JUN-2020			04-JUN-2020	GREENE MATT	ok to process
3	CP-ZOC	09-JUN-2020	29-JUN-2020			29-JUN-2020	OROPEZA EDGAR	Approved and Stamped
4	BLDG	09-JUN-2020	15-JUN-2020	03-SEP-2020		11-SEP-2020	PANG DAVID	09/10/20. REASSIGN TO CYRIL YU PER D. LOWREY, REVISION TO PREVIOUS PERMIT. WKP999 HOLD, Geotechnical Report Requirements.
5	BLDG	11-SEP-2020	02-OCT-2020	11-SEP-2020		02-OCT-2020	YU CYRIL	APPROVED - 10/02/2020. OSHA SAFETY PERMIT REQ'D. COMMENTS ISSUED, SEE BB SESSION. ALSO, PROVIDE PREVIOUS APPROVE PERMIT



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:26:24

Permit details report

Application Number: 202006048120

Bluebeam ID: 655942661

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								FOR REFERENCE AND STRUCTURAL DWGS & CALCS.
6	MECH	09-JUN-2020	09-JUN-2020	09-JUN-2020	25-AUG-2020	25-AUG-2020	TAN (PETER) JIA JIA	8/25/2020: Approved 6/9/2020: APPROVED READY FOR STAMP
7	SFFD	09-JUN-2020	09-JUN-2020	09-JUN-2020	29-JUL-2020	29-JUL-2020	MCCORMACK MAR	Approved
8	SFFD	06-OCT-2020	06-OCT-2020			06-OCT-2020	MCCORMACK MAR	Approved, restamped
9	SFFD	02-NOV-2020	02-NOV-2020			02-NOV-2020	MCCORMACK MAR	APPROVED REVISIONS
10	SFPUC	09-JUN-2020	17-JUN-2020	17-JUN-2020	23-OCT-2020	23-OCT-2020	ARRIOLA LAURA	EPR - OTC Permit has been assessed a Capacity Charge. DBI to collect charges. See Invoice attached to application. 10/23/20 APPROVED READY FOR STAMP
11	CP-ZOC	22-OCT-2020	22-OCT-2020			22-OCT-2020	SUCRE RICHARD	Reviewed & Approved Rev. 3 in BlueBeam
12	CP-ZOC	04-NOV-2020	04-NOV-2020			04-NOV-2020	SUCRE RICHARD	Reivewed & Approved Rev 4
13	BLDG	04-NOV-2020	04-NOV-2020			04-NOV-2020	CHEUNG JIMMY	APPROVAL (FOR CYRIL YU) DURING HIS ABSENCE. CYRIL IS THE PLAN CHECKER. WKP999
14	SFPUC	04-NOV-2020	04-NOV-2020			04-NOV-2020	ARRIOLA LAURA	EPR - Capacity Charge not applicable. Not enough additional fixtures/GPM. Permit applicant has reduced the number/type of water fixtures so no change in meter rate tier. 11/04/20
15	PPC	16-JUL-2020	16-JUL-2020			25-OCT-2020	PHAM ANH HAI	11/4/20: Invite sent to CPB to close out permit; HP 11/4/20: Invite sent to DCP, BLDG & PUC to review and stamp revised drawing; HP 10/25/20: Invite sent to CPB to close out permit; HP 10/22/20: Invite sent to DCP to review and stamp revised drawing. Invite sent to PUC to update PTS; HP 10/8/20: reminder invite sent to DCP to stamp; am 10/6/20: invite sent to DCP, SFFD & PUC to stamp; am 7/16/20: Invite applicant to session; cm 6/9/20: send notification to all plan reviewers regarding this electronic submittal; invited DCP, BLDG, MECH, SFFD & PUC to session to review; am
16	CPB	25-OCT-2020	05-NOV-2020			05-NOV-2020	ROBINSON CHARL	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:27:29

Permit details report

Application Number: 202101062198

Bluebeam ID:

Form Number: 8 Application REVISION TO ROOF DECK. REFERENCE PA# 202006048120.
Description:

Address: 0548/008/1 1336 GREEN ST

Cost: \$2,000

Occupancy code: R-2

Building Use: 24 - APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
06-JAN-2021	TRIAGE	
06-JAN-2021	FILING	
06-JAN-2021	FILED	
03-FEB-2021	WITHDRAWN	

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	06-JAN-2021	06-JAN-2021			06-JAN-2021	YU ANNE	
2	INTAKE	06-JAN-2021	06-JAN-2021			06-JAN-2021	CHAN CHENG	1/6/21: TO CP-ZOC, -CC
3	CP-ZOC	08-JAN-2021	08-JAN-2021			08-JAN-2021	DITO MATTHEW	N/A - no change in use, size, access or layout to deck. Floor of roof deck does not require Planning review.
4	BLDG	21-JAN-2021	21-JAN-2021			21-JAN-2021	QUAN SUE	OTC PROJECT. ATTACHED COMMENTS TO APPLICATION FORM. ROUTED TO 2ND FLOOR SFFD WKP999
5	BLDG							
6	SFFD							
6	SFFD	22-JAN-2021	02-FEB-2021			02-FEB-2021	HARSHMAN KJELL	Not approved, roof deck requires two exits. forward to comments bin
7	PERMIT-CTR	02-FEB-2021	02-FEB-2021			14-OCT-2021	YAMAMURA WENI	Comments have been issued by plan review staff. Plan set has been route to Permit Center hold room. Project agent must collect the plan set to



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:27:29

Permit details report

Application Number: 202101062198

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								<p>resume review.</p> <p>Comments pick-up hours are 10:00 am - 3:00 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to collect your plan set.</p> <p>To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall be rolled up, separated from the original plan and returned to the plan checker. All revisions must be done per Administrative Bulletin-031: https://sfdbi.org/administrative-bulletins</p> <p>Revision drop-off hours are 10:00 am - 3:00 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to submit your revision. permitcenter@sfgov.org</p>
8	CPB	03-FEB-2021	03-FEB-2021			03-FEB-2021	YU ANNE	02/03/2021: Withdrawn per permit applicant's request. Paid withdrawal fee \$106.08. No application and plans received.



**REQUEST FOR WITHDRAWAL, EXTENSION AND RE-ACTIVATION OF
BUILDING PERMIT APPLICATIONS THAT ARE NOT ISSUED***

Job Address: 1336 Green ST. Building Application #: 202101062198
Name: Missy Cantor Contact Info/Tel #: 415-867-8365
Mailing Address: PO Box 14039
City: San Francisco Zip: 94114

This is to request (please check one): **FEE**

<input checked="" type="checkbox"/> Withdrawal	\$104 Administration Fee plus 2% Technology Fee for total of \$106.08
<input type="checkbox"/> Extension	\$160 plus 20% of All Plan Review Fees plus 2% for Technology Surcharge
<input type="checkbox"/> Re-Activation	\$104 Administration Fee plus 2% Technology Fee for total of \$106.08

Reason for Request: _____

M. Cantor 2/2/21
Applicant's Signature Date

***Note: For more information, see Information Sheet No. G-06**

MAILING INSTRUCTIONS: This form may be mailed to the address listed below along with a check or money order. Upon approval and processing, a copy of this form showing approval of the request and your receipt will be sent to you by return mail.

DO NOT WRITE BELOW THIS LINE – FOR OFFICIAL USE ONLY

Date Received: 3-1-2021
Approved by Supervisor/Manager: [Signature]
Date: _____ Receipt #: _____

Central Permit Bureau
49 South Van Ness Avenue, Suite 200 – San Francisco CA 94103
Office (628) 652-3240 – FAX (628) 652-3249 – www.sfdbi.org
dbi.cpbrequest@sfgov.org



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Av Suite#400
San Francisco, CA 94103

- FIRST NOTICE
- SECOND NOTICE
- OTHER:

COMPLAINT NUMBER

202286619

ADDRESS

1336 Green Street

DATE 01.26.2022

OCCUPANCY/USE

R2 apartment building

BLOCK 0548 LOT 008

CONST. TYPE

5B

STORIES 4 BASEMENT

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT:

PHONE#:

MAILING ADDRESS:

CITY

ZIP

PERSON CONTACTED @ SITE Alan Alvares alan@sfgarageco.com

PHONE#:

415 531 4634

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103.A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);

EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106.3.7)

PA#:

UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

SFBC 103.A

A complaint was generated regarding the roof deck, particular to correction notice issued 12.11.2020 where a required revised permit was required to correct the non-code compliant, 936sq foot combustible roof deck, a permit was filed (202110162198) never issued regarding this correction and eventually withdrawn on 2.3.2021 after the roof deck was Mistakenly issued a final CFC on 1.25.2021

SFBC 106.4.7

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

BC – Building Code HC – Housing Code PC – Plumbing Code [EC – Electrical Code] MC – Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 360 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECTION VIOLATIONS WITHIN 360 DAYS. NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNING

Immediately notify the tenant and post signage and install a barrier on the access point to the roof deck (NO ACCESS)

The approved plans required in the time lines mentioned above will address the correction notice issued 12.11.2020. **Correction required. a.2.3 new roof deck to be non-combustible per sfbc 1510. the deck is >500 sq feet approx. 936. the proposed roof deck hatch is inaccessible and has no details. no latch. no stair ladder. the structural roof deck plans have no detail that show the above roof membrane structure is supported, this was omitted from the plans s3.1 details 4 & 8. the glass GUARD RAIL THAT SURROUNDS THE DECK WAS NOT CONSTRUCTED PER PLANS THE POSTS @ 4 FOOT ON CENTER AND TOP RAIL WERE NOT INSTALLED. THE CLEAR SINGLE TEMPERED GLASS HAS NO TOP RAIL THAT MEETS THE STRUCTURAL REQUIREMENT PER CBC 2407,1.4.2 . THE PRIVACY STAIR THAT SECURES THE ROOF ACCESS AT THE LIGHTWELL STAIR WAS NOT INSTALLED. A PENTHOUSE STAIR DOOR ACCESS WAS INSTALLED WITH A COMMON DIGITAL LOCK, THE PLANS SHOW A RATED EXIT ENCLOSURE WITH UPGRADED UNIT ENTRY DOORS @ 90 MIN (NOT installed) NOR CLOSURES. A REVISED PLAN WILL HAVE TO BE ISSUED TO SHOW CHANGES MADE WITH STRUCTURAL DETAILS FOR GLASS GUARD AND TOP CAP RAIL, ABOVE ROOF SUPPORTING DECK ETC, ACCESS TO ROOF, STAIR HATCH DETAILS". The permit language will state "to comply with Notice of violation 202286619, to address all items listed on correction notice under pa 201912240530.**

INVESTIGATION FEE OR OTHER FEE WILL APPLY

See reverse side for further explanation

9x Fee (Work w/o Permit after 9/1/60)

2x Fee (Work Exceeding Scope of Permit)

OTHER:

Re-inspection Fee\$

No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT _____ VALUE OF WORK PERFORMED W/O PERMITS \$ _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR FERGAL CLANCY
(Inspector – Print Name)

OFFICE HOURS 8:00 AM TO 9:00 AM AND 3:00 PM TO 4:00 PM

PHONE # (628)-652 3603

By: (Inspector's Signature) Fergal Clancy DISTRICT 15

CC: [x] DCP EID PID [x] BID HIS CED CPC DAD [x] SFFD DPH RPC

- Building Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Housing Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3700
- Electrical Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Plumbing Inspection Division
49 S. Van Ness Av, Suite# 400 (628) 652-3450
- Code Enforcement Division
49 S. Van Ness Av, Suite# 400 (628) 652-3430

M 9003 05 (Rev. 5/96)

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs:

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Peimisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobraran al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edicios de San Francisco impone multas civiles hasta de \$500 porcada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de Jas ofensas y por cada día que dicha ofensa ocurra.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magreresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisingilin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasampa rin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magreresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganoong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na maiiugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggap, magpabaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itona seksyon na multang misdemeanor kapag nahatulan na hangoana sa \$500 at o di kava anim na buwan na pagkabilanggo sa bawat makahihawalag

na pagkasala para sa bawat araw na nangyari ang ganoong pagkasala.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取罰款。當事人可以在許可證發出日起 15 天之內，向查驗可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

警告：如不按照要求立即採取行動、以糾正上述違規行為，將導致建築局付諸強制糾正程序的執行。倘對此房地產糾正的強制糾正程序令一經在市府備案，則自這通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每幢樓宇的最高罰款可達 7,500 元。此項法規還規定對每一違章輕罪者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入、而該房屋已被建築局查定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅款。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地繼續進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵從此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單獨的犯法行為，將付下高達 500 元的罰款，和/或者監禁六個月。



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:51:52

Permit details report

Application Number: 202203099629

Bluebeam ID:

Form Number: 8 **Application Description:** UNIT 6: TO COMPLY WITH NOV#202286619. REVISION TO ROOF DECK PER BPA#201912240530. REMOVE 437 SQ FT IPE AND REPLACE WITH NON COMBUSTIBLE TILE ON BISON SYSTEM.

Address: 0548/008/1 1336 GREEN ST

Cost: \$8,000

Occupancy code: R-2

Building Use: 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
09-MAR-2022	TRIAGE	
09-MAR-2022	FILING	
09-MAR-2022	FILED	
06-DEC-2022	APPROVED	
06-DEC-2022	ISSUED	
23-JAN-2024	EXPIRED	6108670 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863
Name: JOHN C. POLLARD
Company name: S F GARAGE COMPANY INC.
Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone: 4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	09-MAR-2022	09-MAR-2022			09-MAR-2022	GONZALEZ KENNE	
1	HIS	09-MAR-2022	09-MAR-2022			09-MAR-2022	COUNTERI	
2	CP-ZOC	17-MAR-2022	17-MAR-2022	17-MAR-2022	22-MAR-2022	22-MAR-2022	PAGE VINCENT	New glass railing for approved roof deck not to be higher than 42". Please also provide current photos of front facade and show new double-hung, aluminum clad wood window in all elevation drawings. 03/17/22 vincent.w.pate.ii@sfgov.org
3	CP-ZOC	22-MAR-2022	22-MAR-2022			22-MAR-2022	PAGE VINCENT	Approved 03/22/22 (vincent.w.pate.ii@sfgov.org) - Replace approximately 430 SF of decking material at (e) roof deck with non-combustible bison tile. Roof deck previously approved under BP



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 14:51:52

Permit details report

Application Number: 202203099629

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								No. 2019.12.24.0530. No change to approved deck footprint or dimension. Glass railing to be no higher than 42" and not visible from the street. All work per plans, no other work. Route to Permit Center Help Desk (2nd floor) for applicant pickup.
4	CP-ZOC	17-OCT-2022	17-OCT-2022			17-OCT-2022	PAGE VINCENT	Re-stamp 10/17/22 - no change to Planning approval.
5	INTAKE	09-MAR-2022	09-MAR-2022			09-MAR-2022	SHAWL HAREGGEV	
7	SFFD	03-OCT-2022	03-OCT-2022			03-OCT-2022	ESTRELLA JERRY	Approved OTC
8	PAD-STR	16-SEP-2022	16-SEP-2022			16-SEP-2022	QUAN SUE	OTC approved
9	PERMIT-CTR	21-MAR-2022	21-MAR-2022			21-MAR-2022		03/22/2022: Project received by Permit Center Team. Applicant may collect the project to continue OTC review. See email from PERMITCENTER@SFGOV.ORG for instructions. -HB--- 03/21/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HB
10	CPB	06-DEC-2022	06-DEC-2022			06-DEC-2022	LEE ERIC	2022-07-20: SFFD approval require per BID.-bm

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7b

Exhibit B - 221 5th Avenue



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202290894

OWNER/AGENT: EHRlich GREGOR T & ANNIKA W
 EHRlich GREGOR T & ANNIKA W
 221 5TH AVE
 SAN FRANCISCO CA

DATE FILED: 11-MAY-22
LOCATION: 221 05TH AV
BLOCK: 1428 **LOT:** 003
SITE:

94118
OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RATING: **OCCUPANCY CODE**
RECEIVED BY: Bonnie Kim **DIVISION:** BID
COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: ANON

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Multiple expired permits.
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	14	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
11-MAY-22	CASE OPENED	BID	R POWER	CASE RECEIVED	
11-MAY-22	OTHER BLDG/HOUSING VIC	BID	R POWER	CASE UPDATE	case assigned to district inspector per Matt Greene. bk
11-MAY-22	OTHER BLDG/HOUSING VIC	INS	R POWER	FIRST NOV SENT	1st NOV issued by RP -jt
11-MAY-22	OTHER BLDG/HOUSING VIC	INS	R POWER	CASE UPDATE	1st NOV mailed & cc'd to DCP, EID, PID-jt
24-MAY-22	OTHER BLDG/HOUSING VIC	BID	R POWER	CASE UPDATE	Site visit. As built drawings reqd
03-JUN-22	OTHER BLDG/HOUSING VIC	INS	R POWER	ADDENDUM TO NOV	Amended NOV issued per RP/tt
06-JUN-22	OTHER BLDG/HOUSING VIC	INS	R POWER	CASE UPDATE	Amended NOV mailed per RP. Copies cc'd to EID and PID/tt

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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City and County of San Francisco
Department of Building Inspection
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202290894

<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	11-MAY-22
	03-JUN-22



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202290894
DATE: 11-MAY-22

ADDRESS: 221 05TH AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 1428 LOT: 003

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: EHRLICH GREGOR T & ANNIKA W
MAILING ADDRESS: EHRLICH GREGOR T & ANNIKA W
221 5TH AVE
SAN FRANCISCO CA

PHONE #: --

94118

PERSON CONTACTED @ SITE: EHRLICH GREGOR T & ANNIKA W

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input checked="" type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

MULTIPLE EXPIRED PERMITS. STRUCTURE SEEMS TO BE OCCUPIED. PERMIT 3'S ARE 201302150312, 201310038332, 201312113874, 201407312691, 201511243519 & 201901140239. ALSO HAS A SUSPENDED PERMIT # 201503302302.

CODE/SECTION: SFBC 106A.4.4

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN 15 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.

CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

RENEW ALL PERMITS AND OBTAIN FINAL INSPECTION. ALL JOB CARDS, APPLICATIONS & DRAWINGS NEED TO BE ON SITE AT TIME OF FINAL INSPECTION.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER:

REINSPECTION FEE \$

NO PENALTY
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Robert J Power

PHONE # 628-652-3619

DIVISION: BID

DISTRICT : 14

By: (Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 2
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202290894
DATE: 03-JUN-22

ADDRESS: 221 05TH AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 1428 LOT: 003

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: EHRlich GREGOR T & ANNIKA W
MAILING EHRlich GREGOR T & ANNIKA W
ADDRESS 221 5TH AVE
SAN FRANCISCO CA

PHONE #: --

94118

PERSON CONTACTED @ SITE: EHRlich GREGOR T & ANNIKA W

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

Amended: A site visit on May 24, 2022 revealed that current conditions at the garage level do not match approved under permit application # 201310038332 (to excavate existing crawl space and construct a 2 car garage or the subsequent revisions. Specifically, multiple structural steel beams do not appear to be in the locations approved in the structural drawings and a moment resisting frame appears. to have not been installed. All steel and wood framing has been covered without he required DBI inspections prior to cover up. Building permit application #s 201302150312, 201310038332, 201312113874, 201407312691, 201503302302 and 201511243519 have expired without obtaining the required final inspections.

A monthly monitoring fee will be assessed. Sec 110A, Table 1A-K
Code/Section: SFBC 102A, 103A, 106A, 106A.3. 7, 106A.4.3, 108.5. 7 and 108A.5.7

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

- FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SHUT OFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Amended: Consult with a licensed structural engineer to determine the exact extent of deviation of the structural elements at the garage level from the approved drawings. (All work had been covered with drywall at the time of the May 24, 2022 inspection). Obtain a building permit revision to legalize the changes in the ground floor structural elements, restore the structural elements to the approved locations or install new structural elements as recommended by the engineer. Renew all expired permits, complete work and pass all required inspections; including final inspection.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-JAN-15 VALUE OF WORK PERFORMED W/O PERMITS \$15000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: Robert J Power



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

PHONE # 628-652-3619
By:(Inspectors's Signature) _____

DIVISION: BID

DISTRICT : 14



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:15:08

Permit details report

Application Number: 201302150312

Bluebeam ID:

Form Number: 8 **Application Description:** REPLACEMENT OF DETERIORATING DECK BOARDS IN BACK YARD.

Address: 1428/003/0 221 05TH AV

Cost: \$1,500

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
15-FEB-2013	TRIAGE	
15-FEB-2013	FILING	
15-FEB-2013	FILED	
15-FEB-2013	APPROVED	
15-FEB-2013	ISSUED	
11-MAY-2022	EXPIRED	5926437 Stage updated from inspection

Contact Details:

Contractor Details

License No. : OWNER
Name: OWNER
Company name: OWNER
Address: OWNER OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BLDG	15-FEB-2013	15-FEB-2013			15-FEB-2013	SMITH ALAN	
2	CPB	15-FEB-2013	15-FEB-2013			15-FEB-2013	CHUNG JANCE	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:15:39

Permit details report

Application Number: 201310038332

Bluebeam ID:

Form Number: 8 **Application Description:** EXCAVATE (E) CRAWL SPACE - CONSTRUCT 2 CAR GARAGE, REPLACE (E) FOOTING WITH (N) RETAINING WALL. INJECT GROUT & OR UNDERPINNING OF ADJACENT PROPERTY 225 UNDER SEPARATE PERMIT, IF APPLICABLE.

Address: 1428/003/0 221 05TH AV

Cost: \$80,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
03-OCT-2013	TRIAGE	
03-OCT-2013	FILING	
03-OCT-2013	FILED	
15-OCT-2013	APPROVED	
15-OCT-2013	ISSUED	
11-MAY-2022	EXPIRED	5926439 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	03-OCT-2013	03-OCT-2013			03-OCT-2013	YIP JANET	
2	CP-ZOC	07-OCT-2013	07-OCT-2013			07-OCT-2013	SMITH MICHAEL	
3	BLDG	09-OCT-2013	09-OCT-2013			09-OCT-2013	PANG DAVID	
4	DPW-BSM	10-OCT-2013	10-OCT-2013			10-OCT-2013	CHOY CLINTON	Approved. 10/10/13: DPW/BSM sign off on Job Card required prior to DBI final. Subject to all conditions of DPW/BSM: #131E-0766 and no warping or ramping on City's right of way under this permit. -CC
5	CPB	15-OCT-2013	15-OCT-2013			15-OCT-2013	YAN BRENDA	IRP/CPB - PLS CHECK 1 OR 2 ADDRESSES ON APPLICATION DWGS



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:16:04

Permit details report

Application Number: 201312113874

Bluebeam ID:

Form Number: 8 **Application Description:** VOLUNTARY SHORING WITH INJECTED GROUT AS REQUIRED TO NEW RETAINING WLL ON PERMIT APPLICATION 2013.1003.8332.

Address: 1428/003/0 221 05TH AV

Cost: \$12,000 **Occupancy code:** R-3 **Building Use:** 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
11-DEC-2013	TRIAGE	
11-DEC-2013	FILING	
11-DEC-2013	FILED	
22-MAY-2014	APPROVED	
22-MAY-2014	ISSUED	
11-MAY-2022	EXPIRED	5926438 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863
Name: JOHN C. POLLARD
Company name: S F GARAGE COMPANY INC.
Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:
4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	11-DEC-2013	11-DEC-2013			11-DEC-2013	CHUNG JANCE	
2	BLDG	21-MAY-2014	21-MAY-2014			21-MAY-2014	RALLS MATTHEW	INITIAL APPROVAL 12/23/2013.
3	CPB	22-MAY-2014	22-MAY-2014			22-MAY-2014	PASION MAY	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:17:11

Permit details report

Application Number: 201407312691

Bluebeam ID:

Form Number: 8 **Application** REVISION TO PA #2013.12.11.3874 & #2013.10.03.8332 - NEW UTILITY ROOM @
Description: GROUND LEVEL.

Address: 1428/003/0 221 05TH AV

Cost: \$20,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
31-JUL-2014	TRIAGE	
31-JUL-2014	FILING	
31-JUL-2014	FILED	
29-DEC-2014	APPROVED	
29-DEC-2014	ISSUED	
11-MAY-2022	EXPIRED	5926440 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	31-JUL-2014	31-JUL-2014			31-JUL-2014	YIP JANET	
2	BLDG	31-JUL-2014	31-JUL-2014			31-JUL-2014	TOM HANSON	Need to submit architectural drawings!
3	BLDG	01-AUG-2014	01-AUG-2014			01-AUG-2014	YU CYRIL	redated 12/29
4	CPB	31-JUL-2014	31-JUL-2014			31-JUL-2014	BUFKA SUSAN	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:17:47

Permit details report

Application Number: 201503302302

Bluebeam ID:

Form Number: 8 **Application** REVISION TO 201407312691 - CONSTRUCT CHANGES TO (E) FRONT STAIR.
Description: RECONFIGURE STRAIGHT RUN OF STAIRS TO STAIRS WITH LANDING.

Address: 1428/003/0 221 05TH AV

Cost: \$23,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
30-MAR-2015	TRIAGE	
30-MAR-2015	FILING	
30-MAR-2015	FILED	
22-APR-2015	APPROVED	
28-APR-2015	ISSUED	
13-MAY-2015	SUSPEND	per BOA's request dated 5/13/2015

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	22-APR-2015	22-APR-2015			22-APR-2015		KEITH MATHER
2	BID-INSP	22-APR-2015	22-APR-2015			22-APR-2015		D. DUFFY
3	INTAKE	30-MAR-2015	30-MAR-2015			30-MAR-2015	BUFKA SUSAN	
4	CP-ZOC	03-APR-2015	03-APR-2015			03-APR-2015	HILYARD GRETCHIE	
5	BLDG	21-APR-2015	21-APR-2015			21-APR-2015	YU CYRIL	
6	DPW-BSM	22-APR-2015	22-APR-2015			22-APR-2015	CHOY CLINTON	
7	BID-INSP	28-APR-2015	28-APR-2015			28-APR-2015	CHIU YUANG-TAM	
8	CPB	28-APR-2015	28-APR-2015			28-APR-2015	YIP JANET	STREET SPACE UNDER #M579048



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:18:19

Permit details report

Application Number: 201511243519

Bluebeam ID:

Form Number: 8 **Application** REVISION PERMIT PER APPEAL HEARING FOR SUSPENDED STAIR PA# 201503302303

Description: IN FRONT STAIR TO REPLACE EXISTING ENCROACHING BRICK STAIR, RELOCATE EXISTING RETAINING WALL TO PROPERTY LINE PER NEIGHBOR REQUEST.

Address: REPLACE, REMOVE BAY WINDOW IN KIND, NEW DOOR TO LOWER UNIT.

1428/003/0 221 05TH AV

Cost:

\$10,000

Occupancy

code: R-3

Building

Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
24-NOV-2015	TRIAGE	
24-NOV-2015	FILING	
24-NOV-2015	FILED	
18-DEC-2015	APPROVED	
18-DEC-2015	ISSUED	
11-MAY-2022	EXPIRED	5926436 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	24-NOV-2015	24-NOV-2015			24-NOV-2015		BID: D DUFFY
2	CES	24-NOV-2015	24-NOV-2015			24-NOV-2015		CES: OK TO PROCESS
3	INTAKE	24-NOV-2015	24-NOV-2015			24-NOV-2015	YU ZHANG REN	
4	CP-ZOC	25-NOV-2015	25-NOV-2015			25-NOV-2015	CISNEROS STEPHAN	
5	BLDG	07-DEC-2015	07-DEC-2015			07-DEC-2015	YU CYRIL	
6	DPW-BSM	08-DEC-2015	08-DEC-2015			08-DEC-2015	CHOY CLINTON	
7	CPB	18-DEC-2015	18-DEC-2015			18-DEC-2015	VICTORIO CHRISTOPHER	



A1 Inspection Services

July 9, 2015

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 3870
Application No. 2013-10-03-8332

Subject: **FINAL AFFIDAVIT**

Project: 221 5th Ave
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

1. Concrete (placement and sampling)
4. Reinforcing steel
- 5b5. Moment-resisting frames
6. High Strength Bolting

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2017





Inspection Services

June 13, 2017

City of San Francisco
Department of Building Inspection
San Francisco, CA 94103

A1 Project No. 3870
Application No. 2015-11-24-3519
2014-07-31-2691
2013-10-03-8332

Subject: **FINAL AFFIDAVIT**

Project: 221 5th Ave
San Francisco, CA

To Whom It May Concern;

In accordance with Sec. 1701; 1703; 1704 (201* SFBC), Special Inspection and/or testing is required for the following work

1. Concrete (placement and sampling)
12. Shotcrete

These inspections were performed by personnel under the general supervision of a Registered Civil Engineer in the State of California. Based upon our inspections performed and our substantiating reports, the inspected work requiring special inspection was, to the best of our knowledge, in conformance with the approved plans and specifications, the applicable workmanship provisions of this Code, shop drawings and any changes by the Engineer of Record.

Details of our work on this project are contained in our testing and inspection reports that were submitted during the progress of construction.

A1 Inspection Service

Harold Howell
C 17591, Exp 06-30-2017



P.O. Box 467085
San Francisco, CA 94146
Phone: 415-621-8001
info@a1inspectionsservices.com
www.a1inspectionsservices.com

June 13, 2017

Special Inspection Coordinator
Department of Building Inspection
City and County of San Francisco
San Francisco, CA 94103-2414

Application No: 2015-11-24-3519
2014-07-31-2691
2013-12-11-3874

Address: 221 5th Ave
San Francisco, CA

This is to certify that in accordance with Section 1701 of the 201 San Francisco Building Code, I have provided special inspection of the following:

- 2. Bolts installed in concrete
- 4 Reinforcing steel
- 24a Foundations
- 24c Concrete construction
- 24e Wood framing

This inspection was performed by the undersigned registered civil engineer in the state of California. Based upon the inspection performed, it is my professional judgment that the work requiring special inspection was substantially in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.

Sincerely,

Harold Howell
C 17591, Exp 06-30-2017



June 13, 2017

Special Inspection Coordinator
Department of Building Inspection
City and County of San Francisco
San Francisco, CA 94103-2414

Application No: 2015-11-24-3519
2014-07-31-2691
2013-12-11-3874

Address: 221 5th Ave
San Francisco, CA

This is to certify that in accordance with Section 1701 of the 201 San Francisco Building Code, I have provided special inspection of the following:

- 2. Bolts installed in concrete
- 4 Reinforcing steel
- 24a Foundations
- 24c Concrete construction
- 24e Wood framing

This inspection was performed by the undersigned registered civil engineer in the state of California. Based upon the inspection performed, it is my professional judgment that the work requiring special inspection was substantially in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.

Sincerely,

Harold Howell
C 17591, Exp 06-30-2017





DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:37:56

Permit details report

Application Number: 202301059725

Bluebeam ID:

Form Number: 8 **Application** TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA# 201511243519.
Description: ALL WORK IS COMPLETE.

Address: 1428/003/0 221 05TH AV

Cost: \$1

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
05-JAN-2023	TRIAGE	
05-JAN-2023	FILING	
05-JAN-2023	FILED	
05-JAN-2023	APPROVED	
05-JAN-2023	ISSUED	
11-JAN-2023	SUSPEND	PENDING APPLICANT'S SIGNATURE ON APPLICATION
20-JAN-2023	REINSTATED	THE APPLICANT PROVIDED THE SIGNATURE ON APPLICATION

Contact Details:

Contractor Details

License No. : OWN
Name: OWNER OWNER
Company name: OWNER
Address: OWNER OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	05-JAN-2023	05-JAN-2023			05-JAN-2023	GREENE MATT	
2	CPB	05-JAN-2023	05-JAN-2023			05-JAN-2023	YU ZHANG REN	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:38:39

Permit details report

Application Number: 202301059725

Bluebeam ID:

Form Number: 8 **Application** TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA# 201511243519.
Description: ALL WORK IS COMPLETE.

Address: 1428/003/0 221 05TH AV

Cost: \$1

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
05-JAN-2023	TRIAGE	
05-JAN-2023	FILING	
05-JAN-2023	FILED	
05-JAN-2023	APPROVED	
05-JAN-2023	ISSUED	
11-JAN-2023	SUSPEND	PENDING APPLICANT'S SIGNATURE ON APPLICATION
20-JAN-2023	REINSTATED	THE APPLICANT PROVIDED THE SIGNATURE ON APPLICATION

Contact Details:

Contractor Details

License No. : OWN
Name: OWNER OWNER
Company name: OWNER
Address: OWNER OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	05-JAN-2023	05-JAN-2023			05-JAN-2023	GREENE MATT	
2	CPB	05-JAN-2023	05-JAN-2023			05-JAN-2023	YU ZHANG REN	

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7b

Exhibit C - 26 Parnassus Avenue



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202294054

OWNER/AGENT: CATALINA VALLEY LLC
 CATALINA VALLEY LLC
 3100 OAK RD #380
 WALNUT CREEK CA

DATE FILED: 05-AUG-22
LOCATION: 26 PARNASSUS AV
BLOCK: 1271 **LOT:** 014
SITE:

94597
OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RATING: **OCCUPANCY CODE**
RECEIVED BY: Suzanna Wong **DIVISION:** BID
COMPLAINT SOURCE: FIELD OBSERVATION

COMPLAINANT: Field Observation

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE --

DESCRIPTION: Work beyond scope of approved permit.
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
10-AUG-23	Jackie Tran	CES	referred to CES per P Saunders-jt

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
05-AUG-22	CASE OPENED	BID	P SAUNDERS	CASE RECEIVED	
05-AUG-22	OTHER BLDG/HOUSING VIC	BID	P SAUNDERS	CASE UPDATE	Case reviewed and assigned to district inspector per MG; slw
05-AUG-22	OTHER BLDG/HOUSING VIC	INS	P SAUNDERS	FIRST NOV SENT	1st NOV issued per PS/tt
08-AUG-22	OTHER BLDG/HOUSING VIC	BID	P SAUNDERS	INSPECTION OF PREMISES MADE	An inspection of the premises was performed on July 20, 2022. Inspection revealed several discrepancies between the current conditions of the property and the work approved under permit application #'s 201506128846 and 201606240877. MGreene
08-AUG-22	OTHER BLDG/HOUSING VIC	BID	P SAUNDERS	PERMIT RESEARCH	BPA # 201606240877 (to remodel the 1st, 2nd and 3rd Floors) was completed by DBI under renewal permit application # 201908088353 on 12/23/2019.



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202294054

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
					BPA # 201506128846 (to convert the existing storage to a garage) has not received its final inspection yet. The last recorded inspection was a "pre-final" on July 29, 2016. MGreene
08-AUG-22	OTHER BLDG/HOUSING VICINS	P	SAUNDERS	CASE UPDATE	1st NOV mailed per PS. Copy cc'd to DCP and PID/tt
31-OCT-22	OTHER BLDG/HOUSING VIC BID	P	SAUNDERS	CASE UPDATE	PA 202209233056 filed to comply on 9/23/22
10-AUG-23	OTHER BLDG/HOUSING VIC BID	P	SAUNDERS	CASE UPDATE	FWL mailed and referred to CES per PS-jt
10-AUG-23	OTHER BLDG/HOUSING VIC BID	P	SAUNDERS	FINAL WARNING LETTER SENT	Referred to code enforcement for non compliance
10-AUG-23	GENERAL MAINTENANCE BID	P	SAUNDERS	REFERRED TO OTHER DIV	transfer to div CES
11-AUG-23	OTHER BLDG/HOUSING VIC CES	J	HINCHION	CASE RECEIVED	Case Received in CES-tm
18-DEC-23	OTHER BLDG/HOUSING VIC CES	G	LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. PA202310209137 & 202311070349 to comply with NOV is not completed. Schedule for DH 2/6/23. -GL
12-JAN-24	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Prepared DH packet. SB
18-JAN-24	ABANDONED BUILDING	CES	S LAU	DIRECTOR HEARING NOTICE POSTED	Notice of DH posted and photos. - SL
18-JAN-24	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Cert mailed DH to owners on file. SB

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	05-AUG-22		



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:51:52

Permit details report

Application Number: 201506128846

Bluebeam ID:

Form Number: 8 **Application Description:** CONVERT E STOORAGE TO NEW GARAGE. CONSTRUCT NEW OPENING FOR NEW GARAGE DOOR. NEW STEEL MOMENT FRAME AT OPENING, NEW STEEL BEAM OVER NEW GARAGE

Address: 1271/014/0 26 PARNASSUS AV

Cost: \$30,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
12-JUN-2015	TRIAGE	
12-JUN-2015	FILING	
12-JUN-2015	FILED	
15-JUL-2015	APPROVED	
15-JUL-2015	ISSUED	
07-JUN-2022	EXPIRED	Work not completed. KB

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	12-JUN-2015	12-JUN-2015			12-JUN-2015	BUFKA SUSAN	
2	CP-ZOC	14-JUL-2015	14-JUL-2015			14-JUL-2015	LAVALLEY PILAR	
3	BLDG	14-JUL-2015	14-JUL-2015			14-JUL-2015	YU CYRIL	
4	DPW-BSM	14-JUL-2015	14-JUL-2015			14-JUL-2015	CHOY CLINTON	Approved. 7/14/15: DPW/BSM sig off on Job Card required prior to DF final. Subject to all conditions of DPW/BSM: #15IE-0611 & 15MSE 0385. Street space. -CC
5	CPB	15-JUL-2015	15-JUL-2015			15-JUL-2015	CHAN AMARIS	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:52:26

Permit details report

Application Number: 201606240877

Bluebeam ID:

Form Number: 8 **Application Description:** REMODEL 1ST,2ND, 3RD FL. NEW 400 SQ FT ROOF DECK AT 2ND FL, ADDITION OF LAUNDRY AND HEATING ON 1ST FL, REPLACE FORCED AIR SYSTEM WITH RADIANT HEAT ON 2ND FL NEW RADIATORS ON 3RD FL

Address: 1271/014/0 26 PARNASSUS AV

Cost: \$75,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
24-JUN-2016	TRIAGE	
24-JUN-2016	FILING	
24-JUN-2016	FILED	
20-JUL-2016	APPROVED	
20-JUL-2016	ISSUED	
23-DEC-2019	EXPIRED	5264843 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	24-JUN-2016	24-JUN-2016			24-JUN-2016	BUFKA SUSAN	
2	CP-ZOC	07-JUL-2016	07-JUL-2016			07-JUL-2016	OROPEZA EDGAR	rooms down single family dwelling having indirect access to the street with limited visual connection btw floors - Full bath is allowed in this case - wet bars are not permitted in this case. Please note the approval of this rooms down does not eliminate an unauthorized unit. All work in tl interior is less than 75 percent interior demolition in this case. New roof deck - please note the approval of this roof deck does not require notice in that the said roof deck is located entirely within the



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:52:26

Permit details report

Application Number: 201606240877

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								buildable area. open railing in this case. No BBNs or planning code complaints in this case.
3	BLDG	14-JUL-2016	14-JUL-2016			14-JUL-2016	YU CYRIL	
4	MECH	20-JUL-2016	20-JUL-2016			20-JUL-2016	ORTEGA REYNALD	Approved, OTC
5	SFPUC	20-JUL-2016	20-JUL-2016			20-JUL-2016	ARRIOLA LAURA	OTC - Capacity Charge not applicable. Not enough additional fixtures/GPM. Return to Applicant 07/20/16
6	CPB	20-JUL-2016	20-JUL-2016			20-JUL-2016	BUFKA SUSAN	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 15:54:38

Permit details report

Application Number: 201908088353

Bluebeam ID:

Form Number: 8 **Application** TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA #201606240877.
Description: ALL WORK IS COMPLETE.

Address: 1271/014/0 26 PARNASSUS AV

Cost: \$1

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
08-AUG-2019	TRIAGE	
08-AUG-2019	FILING	
08-AUG-2019	FILED	
08-AUG-2019	APPROVED	
08-AUG-2019	ISSUED	
23-DEC-2019	COMPLETE	5264845 CFC ISSUED

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	08-AUG-2019	08-AUG-2019			08-AUG-2019	DUFFY DONAL	
2	CPB	08-AUG-2019	08-AUG-2019			08-AUG-2019	LEI ALVINA	



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE: 1**
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202294054
DATE: 05-AUG-22

ADDRESS: 26 PARNASSUS AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) **BLOCK:** 1271 **LOT:** 014

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: CATALINA VALLEY LLC
MAILING: CATALINA VALLEY LLC
ADDRESS: 3100 OAK RD #380
 WALNUT CREEK CA

PHONE #: --

94597

PERSON CONTACTED @ SITE: CATALINA VALLEY LLC

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

A site visit on July 20, 2022 revealed the current existing conditions at the property do not match the work that was approved under building permit applications #'s 201506128846 (to convert existing storage to a new garage) and 201606240877 (to remodel the 1st, 2nd, 3rd floor and add a new roof deck at the 2nd floor).

Building Permit application# 201606240877 was completed in error under renewal permit application# 201908088353 on December 13, 2019:

1. There is no evidence of the required final plumbing inspection and sign off.
2. There is no evidence of the required "ok to cover" inspections by the building inspector.
3. There is a conflict of interest related to the submitted structural observation letters.
4. Several "existing" conditions in the plans should be labeled "new" conditions because earlier permit application# 201506128846, which has never received final inspection (see below), labels them as "new" conditions.
5. The window at the rear top floor was not resized and replaced as called for in page A3.2 of the approved plans.
6. The skylight above the 1st floor bathroom was not removed as called for on page A2.1 of the approved plans.

The work performed under Building permit application# 201506128846 was not performed in accordance with the approved plans. (This permit has not yet received final inspection by DBI):

7. The new garage door opening is 2 feet wider than approved.
8. The new driveway exceeds the maximum 20% stated on the approved plans. Slope is currently greater than 23%. (page A1).
9. New planters were not installed at front of property (page A1).
10. The 25.32 sq. feet of permeable green space was not installed adjacent to garage driveway (page A1).
11. The 200 sq. inch ventilation is missing at the garage door (page A2).
12. The new garage door does not match existing bay above as approved by Planning Department (page A2).
13. There is no evidence of the required "ok to cover" inspections by the building inspector.
14. There is a conflict of interest related to the submitted structural observation letters.

2) Monthly monitoring fee SFBC 110A, Table 1A-K

Code/Section: SFBC 103A Violations.; SFBC 106A permits; SFBC 106A.3.5 Inspection and observation program; SFBC 106A.4.7 Additional work, permit required; SFBC 108A.1 Inspections; SFBC 108A.4 Approval required; SFBC 108A.5 Required Inspections; SFBC 108A.7.1 Concealed Work;

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3608

FILE BUILDING PERMIT WITHIN 30 DAYS

(WITH PLANS) A copy of This Notice Must Accompany the Permit Application



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

- OBTAIN SIGN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND CORRECT VIOLATIONS WITHIN DAYS.**
- CORRECT VIOLATIONS WITHIN DAYS.**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

1. Provide evidence that the required DBI inspections were in fact performed. If evidence of the required inspections is not available, it may be necessary to expose concealed work for examination per SFBC 108A7.1
2. Provide evidence that there is no conflict of interest associated with the submitted structural observation letters.
3. Cancel building permit application # 202206287286 which was issued for Final Inspection for building permit application #'s 201505287450 and 201506128846.
4. Obtain a renewal building permit with the "recommencement and completion of work previously approved under permit application # 201506128846". Renewal permit should have proper valuation for remaining work to complete permit.
5. Obtain a new building permit to document the deviation from the approved plans for building permit application #'s 201506128846 and 201606240877. New permit will require plans and review by DBI plan check and review by SF Planning.
6. If the permit required in item #5 above cannot be obtained for any reason, a valid building permit will be required to for any demolition on reconstruction to restore the project to conditions approved under permit application #'s 200105048422 and 201606240877.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60)
- 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER:
- REINSPECTION FEE \$
- NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-JUL-16 **VALUE OF WORK PERFORMED W/O PERMITS** \$25000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Philip Saunders

PHONE # 628-652-3608

DIVISION: BID

DISTRICT : 18

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an **Order of Abatement** is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de multación. Si una Orden de Multación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y conlucamente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程，或超越該許可範圍的工程，將收取調查費。當所有人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅款。如果在此廣告公布六個月後，改正工程沒有完成，或者沒有償還、果運有效地跟蹤進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：如不按照要求立即採取行動，以糾正上述違行為，將導致建築局付罰到糾糾正程序的執行。倘對此房地產領罰的強制糾正程序令一經在市府備案，則自違違通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單獨的犯法行為，將付最高 500 元的罰款，和/或者監禁六個月。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次重犯者罰款 200 元，每幢樓宇的最高罰款可達 7,500 元。此項法規還規定對每一違章犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:07:42

Permit details report

Application Number: 202209233056

Bluebeam ID:

Form Number: 8 **Application Description:** Permit to document deviation from approved PA 201506128846 and 201606240877 and comply with NOV 202294054. Legalization of 10' wide garage door, 25% driveway slope, 2 corbels

beneath front bay. New metal guard rails at front tradesman stairs. Keep skylight previously approved to remove.

Address:

Cost: 1271/014/0 26 PARNASSUS AV

\$53,229

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
23-SEP-2022	TRIAGE	
23-SEP-2022	FILING	
23-SEP-2022	FILED	

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	23-SEP-2022	23-SEP-2022			23-SEP-2022	GREENE MATT	
2	PID-INSP	23-SEP-2022	23-SEP-2022			23-SEP-2022	GOTELLI DAVID	
3	INTAKE	23-SEP-2022	23-SEP-2022			23-SEP-2022	LEE ERIC	
4	CP-ZOC							
5	BLDG							
6	MECH							
7	DPW-BSM							
8	CPB							



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:08:29

Permit details report

Application Number: 202310209137

Bluebeam ID:

Form Number: 8 **Application** REVISION TO 201506128846 AND 201606248877 AND COMPLY

Description: 20220080902ENF.DOCUMENT DEVIATION OF GARAGE DOOR WIDTH, E SKYLIGHT, PREVIOUSLY APPROVED TO BE REMOVED WILL REMAIN. CIRCULAR WINDOW 3FD

Address: FL. LOWER DECK SIDING

1271/014/0 26 PARNASSUS AV

Cost:

\$1

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
20-OCT-2023	TRIAGE	
20-OCT-2023	FILING	
20-OCT-2023	FILED	
11-DEC-2023	APPROVED	
11-DEC-2023	ISSUED	
20-MAY-2024	COMPLETE	6143997 CFC ISSUED

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	31-OCT-2023	31-OCT-2023			31-OCT-2023	TIENDA BRAULIO	OK TO PROCESS
2	PID-INSP	20-OCT-2023	20-OCT-2023			20-OCT-2023		OK TO ISSUE PID/JOHN LOU
3	CES	20-OCT-2023	20-OCT-2023			20-OCT-2023	JOE PENA	OK TO PROCESS
4	INTAKE	20-OCT-2023	20-OCT-2023			20-OCT-2023	BUFKA SUSAN	
5	CP-ZOC	20-OCT-2023	20-OCT-2023			20-OCT-2023	SAMUELS HEATHE	10/20/23: Approved - Permit to document deviation from approved BPA 201506128846 and BPA 201606248877. Legalization of garage door to be centered with bay window. Interior alterations of walls Keeping skylights. No change in dwelling count. To comply with 2023-008092ENF. - HS



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:08:29

Permit details report

Application Number: 202310209137

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
6	BLDG	22-NOV-2023	22-NOV-2023			22-NOV-2023	CHAN PHILIP	Comment OTC. REQUIRED SFEB 503A.4 AT WALL REMOVAL.
7	BLDG	05-DEC-2023	05-DEC-2023			05-DEC-2023	CHAN PHILIP	Approved OTC
8	MECH	05-DEC-2023	05-DEC-2023			05-DEC-2023	LAI JEFF	12/05/2023-OTC-approved & plans back to applicant
9	CPB	11-DEC-2023	11-DEC-2023			11-DEC-2023	CHENG ANITA	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:09:02

Permit details report

Application Number: 202311070349

Bluebeam ID:

Form Number: 8 **Application Description:** RENEW PA# 201506128846 FOR FINAL INSPECTION.

Address: 1271/014/0 26 PARNASSUS AV

Cost: \$1

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
07-NOV-2023	TRIAGE	
07-NOV-2023	FILING	
07-NOV-2023	FILED	
07-NOV-2023	APPROVED	
07-NOV-2023	ISSUED	
17-MAY-2024	COMPLETE	6143564 CFC ISSUED

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	07-NOV-2023	07-NOV-2023			07-NOV-2023	CHAN AMARIS	
2	BID-INSP	07-NOV-2023	07-NOV-2023			07-NOV-2023	GONZALEZ KENNE	
3	CPB	07-NOV-2023	07-NOV-2023			07-NOV-2023	CHAN AMARIS	11/07/23; NO PLAN. APPROVE & ISSUE BY AMARIS.

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7b

Exhibit D - 214 Fair Oaks Street



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202288003

OWNER/AGENT: VERMA AWANEESH & GARIBAY ESMER
 VERMA AWANEESH & GARIBAY ES
 PO BOX 460358
 SAN FRANCISCO CA

DATE FILED: 28-FEB-22

LOCATION: 214 FAIR OAKS ST

BLOCK: 3648 LOT: 006

SITE:

94146

RATING:

OCCUPANCY CODE :

OWNER'S PHONE: --

RECEIVED BY: Suzanna Wong DIVISION: BID

CONTACT NAME: *****

COMPLAINT SOURCE: TELEPHONE

CONTACT PHONE:*****

COMPLAINANT: *****

ASSIGNED TO DIVISION: CES

***** *****

COMPLAINANT'S PHONE *****

DESCRIPTION: Possible work beyond the scope of approved permits.
 INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	CHIU	6287		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
18-DEC-23	Suzanna Wong	CES	Per Damien Martin

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
28-FEB-22	CASE OPENED	M GREENE	CASE RECEIVED		Suzanna Wong 28-FEB-22	BID
28-FEB-22	OTHER BLDG/HOUSING VIOLATION	M GREENE	CASE UPDATE	Case reviewed and assigned to Senior Inspector Greene per MG; slw	Suzanna Wong 28-FEB-22	BID
28-FEB-22	OTHER BLDG/HOUSING VIOLATION	M GREENE	APPOINTMENT LETTER SENT	Inspection request letter sent to owner. MGreene	Matthew Greene 23-AUG-22	BID
26-JUL-22	OTHER BLDG/HOUSING VIOLATION	M GREENE	INSPECTION OF PREMISES MADE	Site visit performed with owner, contractor and representative of the City Attorney's Office. Existing conditions do not match approved plans. Work not complete at rear portion of building. NOV to follow. MGreene	Matthew Greene 23-AUG-22	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202288003

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
04-AUG-22	OTHER BLDG/HOUSING VIOLATION	M GREENE	PERMIT RESEARCH	Review of permits and inspection history for several building permits. MGreene	Matthew Greene 23- AUG-22	BID
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	M GREENE	FIRST NOV SENT	NOV issued. Case to be assigned ot distirct inspector. MGreene	Matthew Greene 23- AUG-22	BID
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Nov posted on 8/23/22 by MH		
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	D MARTIN	FIRST NOV SENT	1st NOV issued per DM; ag	Audrey Gee 23- AUG-22	INS
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	D MARTIN	CASE UPDATE	1st NOV mailed; ag	Audrey Gee 23- AUG-22	INS
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	D MARTIN	CASE UPDATE	Case reviewed and assigned to district inspector per MG; ag	Audrey Gee 23- AUG-22	INS
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	D MARTIN	CASE UPDATE	Case reviewed and assigned to district inspector per MG; ag	Audrey Gee 23- AUG-22	INS
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	D MARTIN	FIRST NOV SENT	1st NOV issued per DM; ag	Audrey Gee 23- AUG-22	INS
23-AUG-22	OTHER BLDG/HOUSING VIOLATION	D MARTIN	CASE UPDATE	1st NOV mailed; and cc DCP, EID, and PID; ag	Audrey Gee 24- AUG-22	INS
18-DEC-23	OTHER BLDG/HOUSING VIOLATION	D MARTIN	PERMIT RESEARCH	No building permits issued to comply with NOV will refer to code enforcement.	Damien Martin 18- DEC-23	BID
18-DEC-23	OTHER BLDG/HOUSING VIOLATION	D MARTIN	CASE UPDATE	Final warning letter mailed and referred case to CES per DM; slw	Suzanna Wong 18- DEC-23	BID
18-DEC-23	OTHER BLDG/HOUSING VIOLATION	D MARTIN	FINAL WARNING LETTER SENT		Damien Martin 18- DEC-23	BID
18-DEC-23	GENERAL MAINTENANCE	D MARTIN	REFERRED TO OTHER DIV	tranfer to div CES	Suzanna Wong 18- DEC-23	BID
19-DEC-23	OTHER BLDG/HOUSING VIOLATION	J NG	CASE RECEIVEI	Case received in CES-hb	Heather Brooks 19- DEC-23	CES
12-SEP-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	case reviewed. scheduled for 10-15-24 DH -CC	Chester Chiu 12- SEP-24	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202288003

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
30-SEP-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Created & Cert Mailed DHN to owners on file-tm	Thomas Moyer 30-SEP-24	CES
30-SEP-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	DIRECTOR HEARING NOTICE POSTEI	DH posted. photos taken -CC	Chester Chiu 30-SEP-24	CES
10-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	30 day continuance form submitted by missy. case now scheduled for 11/19/24 DH -CC	Chester Chiu 10-OCT-24	CES
10-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	case reviewed. HIF updated -CC	Chester Chiu 10-OCT-24	CES
25-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Prepared CDH. SB	Sonya Bryant 25-OCT-24	CES
25-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Cert mailed CDH to owners on file. SB	Sonya Bryant 25-OCT-24	CES
04-NOV-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	email update from missy, variance was approved, awaiting CPC approval -CC	Chester Chiu 04-NOV-24	CES
13-NOV-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	case and permit reviewed and updated hearing information form for dh -cc	Chester Chiu 13-NOV-24	CES
19-NOV-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	P/ 60-day advisement granted by H.O. (R Farrow) - jn	Joe Ng 19-NOV-24	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	23-AUG-22		



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202288003
DATE: 23-AUG-22

ADDRESS: 214 FAIR OAKS ST

OCCUPANCY/USE: ()

BLOCK: 3648 **LOT:** 006

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: VERMA AWANEESH & GARIBAY ES
MAILING ADDRESS: VERMA AWANEESH & GARIBAY E
 PO BOX 460358
 SAN FRANCISCO CA

PHONE #: --

94146

PERSON CONTACTED @ SITE: VERMA AWANEESH & GARIBAY ESMER

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input checked="" type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

A site visit on July 26, 2022 revealed the current existing conditions at the property do not match the work that was approved under building permit applications #'s 201712287535 (for the addition of a 2 car garage in place of existing storage), 201808298626 (for new foundation and new structural walls at 1 st floor) and 201905029623 (for the removal of 2 rear staircases). These permits were completed in error. Building permit application #201903064536 (to reduce size of garage, new media room, new family room) expired prior to final inspection even though work has commenced.

Building Permit application # 201712287535 was completed in error on December 13, 2019:

1. The required fire sprinkler system was never installed (see page AO.I of the approved plans).
2. The required Department of Public Works inspection was never performed (see page AO.I of the approved plans).
3. The garage is a 1 car garage rather than a 2 car garage as approved.
4. Garage door is 7'10" W X 8' H rather than the approved 7'2" W X 7'6" H that was approved (see page A3.1 of the approved plans).
5. The required garage door ventilation was not installed (see page A3.1 of the approved plans).
6. Ceiling height of garage is 8' rather than the approved 7'6" (see page A4.1 of the approved plans).
7. There is a conflict of interest related to the submitted special inspection and structural observation letters

Building Permit application # 201808298626 was completed in error on December 11, 2019:

8. There is a conflict of interest related to the submitted special inspection and structural observation letters
9. The work is unfinished per July 26, 2022 site visit.

Building Permit application # 201905029623 was completed in error on December 11, 2019:

10. The required fire sprinkler system was never installed (see page AO.I of the approved plans).
11. The approved glass guardrails were not installed at rear openings (see page A3.1 of the approved plans).
12. There is no evidence of the required "ok to cover" inspections by the building inspector.
13. The new proposed elevation on page A3.1 for the rear is inaccurate. There is an 2nd floor window that is not shown on the approved new elevations.

Building Permit application # 201903064536 has expired without the required inspections even though work on said permit has commenced. Work behind garage is in an unfinished state at rear of building. Page A3.2 incorrectly state "excavation approved per BPA # 201810032196". Excavation was not approved under permit application # 201810032196 or any other permit application. Excavation has been performed at rear of building and yard separating rear structure from the front structure.

The unfinished construction at the rear of the ground floor and the lack of required fire sprinklers constitute an unsafe building and fire hazard as defined by section 102A and 102A.1 Of the San Francisco Budding Code.

Code/Section: SFBC 102A Unsafe Building; SFBC 102A.1 Fire Hazard;

SFBC 103A Violations; SFBC 106A permits;

SFBC 106A.3.5 Inspection and observation program; SFBC 106A.4.4 Expired permit; SFBC 106A.4.7 Additional work, permit required; SFBC 108A.1



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Inspections; SFBC 108A.4 Approval required; SFBC 108A.5 Required Inspections; SFBC 108A.7.1 Concealed Work
Monthly monitoring fee applies.
Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3636

- FILE BUILDING PERMIT WITHIN 30 DAYS** **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.**
- CORRECT VIOLATIONS WITHIN DAYS.** **NO PERMIT REQUIRED**
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

1. Within 30 days of this notice, provide a report from an independent engineer ascertaining the structural stability of the unfinished work at the ground floor of the structure.
2. Obtain a new comprehensive building permit to:
 - A. Document the deviation from the approved plans for building permit application #'s 201712287535, 201808298626 and 201905029623.
 - B. Complete the work commenced under permit application # 201903064536.
 - C. Authorize the excavation incorrectly identified as "approved" in pa # 201903064536. New permit will require plans and review by DBI plan check and review by SF Planning. Obtain all required permits and inspections to complete work.
3. If the permit required in item #1 above cannot be obtained for any reason, a valid building permit will be required to for any demolition on reconstruction to restore the project to conditions approved under permit application 201712287535, 201808298626, 201905029623 and 201903064536. Obtain all required permits and inspections to complete work.
4. Provide evidence that there is no conflict of interest associated with the submitted structural observation and special inspection clearance letters, or contact DBI to propose a plan to resubmit structural observation letters from a different engineer without a conflict of interest.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

OTHER:

REINSPECTION FEE \$

NO PENALTY
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-DEC-19 **VALUE OF WORK PERFORMED W/O PERMITS** \$25000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Damien J Martin

PHONE # 628-652-3636

DIVISION: BID

DISTRICT : 17

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107.5 and 106.4.7 Investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an **Order of Abatement** is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobrarán al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de Inconformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y continua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在運行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅款。如果在此廣告公布六個月後，改正工程沒有完成，或者沒有積極、認真地進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：如不按照要求立即採取行動、以糾正上述違規行為，將導致建築局付諸強制糾正程序的執行。針對此房地產頒發的強制糾正程序令一經在市府備案，則自這通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果該定罪，對每天所發生的、每一單獨的犯法行為，將付不超過 500 元的罰款，和/或者監禁六個月。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每幢樓宇的最高罰款可達 7,500 元。此項法規還規定對每一違章初犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:25:11

Permit details report

Application Number: 201712287535

Bluebeam ID:

Form Number: 8 **Application Description:** ADDITION OF A TWO CAR GARAGE IN PLACE OF AN EXISTING STORAGE AREA WITH (N) 7'-2"X6'-8" GARAGE DOOR TO MATHC (E0 ARCHITECTURAL STYLE.

Address: 3648/006/0 214 FAIR OAKS ST

Cost: \$75,000

Occupancy code: R-2

Building Use: 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
28-DEC-2017	TRIAGE	
28-DEC-2017	FILING	
28-DEC-2017	FILED	
06-MAR-2018	PLANCHECK	
06-MAR-2018	APPROVED	
06-MAR-2018	ISSUED	
13-DEC-2019	COMPLETE	5260288 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	HIS	28-DEC-2017	28-DEC-2017			28-DEC-2017		SIGNED BY HIS
2	INTAKE	28-DEC-2017	28-DEC-2017			28-DEC-2017	LEI ALVINA	
3	CP-ZOC	28-DEC-2017	28-DEC-2017			28-DEC-2017	CISNEROS STEPHAN	
4	BLDG	29-JAN-2018	29-JAN-2018			29-JAN-2018	YU CYRIL	
5	SFFD	29-JAN-2018	29-JAN-2018			29-JAN-2018	JFDUNN	otc
6	DPW-BSM	27-FEB-2018	27-FEB-2018	02-MAR-2018	02-MAR-2018	02-MAR-2018	BLACKWOOD EMM	Approved. 03/02/2018: sfpw/bsm sign off per 18IE-0075 on job card required prior to dbi final call (415) 554-7149. - EB. On hold. 2/27/18: Waiting for applicant return 5th Floor OTC services to sign off per 18IE-0075. - CC



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:25:11

Permit details report

Application Number: 201712287535

Bluebeam ID:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								On hold 1/31/18 Your construction will be ON-HOLD until plan checker(s) could recommend sign o to the satellite office via email and confirmation that Planning has approved a non-standard 8 _i curb cu RD
7	CPB	06-MAR-2018	06-MAR-2018			06-MAR-2018	SONG SUSIE	12 PAGES.



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:25:29

Permit details report

Application Number: 201808298626

Bluebeam ID:

Form Number: 8 **Application Description:** FIRST FLOOR - NEW FOUNDATION, NEW STRUCTURAL WALLS AND NEW WOOD BEAM

Address: 3648/006/0 214 FAIR OAKS ST

Cost: \$50,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
29-AUG-2018	TRIAGE	
29-AUG-2018	FILING	
29-AUG-2018	FILED	
04-SEP-2018	APPROVED	
04-SEP-2018	ISSUED	
11-DEC-2019	COMPLETE	5258299 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	29-AUG-2018	29-AUG-2018			29-AUG-2018	PANGELINAN MAR	
2	BLDG	31-AUG-2018	31-AUG-2018			31-AUG-2018	YU CYRIL	
3	CPB	04-SEP-2018	04-SEP-2018			04-SEP-2018	MARIA ASUNCION	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:27:13

Permit details report

Application Number: 201905029623 **Bluebeam ID:**

Form Number: 8 **Application Description:** REMOVAL OF 2 REAR STAIRCASES.

Address: 3648/006/0 214 FAIR OAKS ST
3648/006/0 216 FAIR OAKS ST

Cost: \$20,000 **Occupancy code:** R-2 **Building Use:** 24 - APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
02-MAY-2019	TRIAGE	
02-MAY-2019	FILING	
02-MAY-2019	FILED	
17-JUN-2019	APPROVED	
17-JUN-2019	ISSUED	
11-DEC-2019	COMPLETE	5258298 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 684863
Name: JOHN C. POLLARD
Company name: S F GARAGE COMPANY INC.
Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:
4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	02-MAY-2019	02-MAY-2019			02-MAY-2019	BARNES JEFF	
2	INTAKE	02-MAY-2019	02-MAY-2019			02-MAY-2019	ROBINSON CHARL	
4	CP-ZOC	22-MAY-2019	22-MAY-2019			22-MAY-2019	KIRBY ALEXANDR	Approved OTC 5/22/19 - A. Kirby
5	BLDG	24-MAY-2019	24-MAY-2019			24-MAY-2019	YU CYRIL	
6	SFFD	28-MAY-2019	28-MAY-2019			28-MAY-2019	GILBRAITH KATHL	Approved_VIF sprinkled throughout for rear stair removal
7	CPB	17-JUN-2019	17-JUN-2019			17-JUN-2019	LEE KIM	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:26:55

Permit details report

Application Number: 201903064536

Bluebeam ID:

Form Number: 8 **Application Description:** REMODEL OF UNIT #216 FIRST FLR - NEW MEDIA ROOM, NEW FAMILY RM.

Address: 3648/006/0 214 FAIR OAKS ST
3648/006/0 216 FAIR OAKS ST

Cost: \$25,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
06-MAR-2019	TRIAGE	
06-MAR-2019	FILING	
06-MAR-2019	FILED	
11-OCT-2019	APPROVED	
11-OCT-2019	ISSUED	
19-AUG-2022	EXPIRED	5957248 Stage updated from inspection

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	06-MAR-2019	06-MAR-2019			06-MAR-2019	BARNES JEFF	COUNTER
2	CP-ZOC	10-APR-2019	10-APR-2019			10-APR-2019	KIRBY ALEXANDR	
3	INTAKE	06-MAR-2019	06-MAR-2019			06-MAR-2019	CHAPMAN MARLA	
4	BLDG	18-SEP-2019	18-SEP-2019			18-SEP-2019	YU CYRIL	
5	MECH	20-SEP-2019	20-SEP-2019			20-SEP-2019	TAN (PETER) JIA JIA	Approved OTC
6	CPB	11-OCT-2019	11-OCT-2019			11-OCT-2019	PASION MAY	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:26:16

Permit details report

Application Number: 201810032196

Bluebeam ID:

Form Number: 8 **Application Description:** COMPLY WITH NOV 201896181 REPLACE 45 FEET OF FOUNDATION ON SOUTH PROPERTY LINE

Address: 3648/006/0 214 FAIR OAKS ST

Cost: \$40,000

Occupancy code: R-3

Building Use: 28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
03-OCT-2018	TRIAGE	
03-OCT-2018	FILING	
03-OCT-2018	FILED	
11-OCT-2018	APPROVED	
11-OCT-2018	ISSUED	
29-MAR-2019	COMPLETE	4615334 Final Inspection/Approved

Contact Details:

Contractor Details

License No. : 684863

Name: JOHN C. POLLARD

Company name: S F GARAGE COMPANY INC.

Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:

4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	03-OCT-2018	03-OCT-2018			03-OCT-2018	PANGELINAN MARI	
2	BLDG	04-OCT-2018	04-OCT-2018			04-OCT-2018	YU CYRIL	COMMENTS ISSUED.
3	BLDG	09-OCT-2018	09-OCT-2018			09-OCT-2018	YU CYRIL	APPROVED.
4	CPB	11-OCT-2018	11-OCT-2018			11-OCT-2018	SAPHONIA COLLIN	

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7b

Exhibit E - 3050 Fillmore Street



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295341

OWNER/AGENT: YASIN A & MARY J SALMA 2003 RE
 YASIN A & MARY J SALMA 2003
 YASIN A & MARY J SALMA TRUS
 PO BOX 471795
 SAN FRANCISCO CA
 94147

DATE FILED: 11-AUG-22

LOCATION: 3048 FILLMORE ST

BLOCK: 0533 **LOT:** 026

SITE: 3050 Fillmore St

RATING: **OCCUPANCY CODE :**

OWNER'S PHONE: --

RECEIVED BY: Audrey Gee **DIVISION:** INS

CONTACT NAME: *****

COMPLAINT SOURCE: OTHER SOURCE

CONTACT PHONE: *****

COMPLAINANT: *****

ASSIGNED TO DIVISION: CES

***** *****

COMPLAINANT'S PHONE *****

DESCRIPTION: Existing structure has been completely demolished. A new structure has been built in its place. New structure is approx: 18' high and 22' wide and 14' deep. New electrical and plumbing work at interior. New mezzanine installed
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
18-OCT-22	Audrey Gee	CES	Referred by CF

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
11-AUG-22	CASE OPENED	C FRANCIS	CASE RECEIVED		Matthew Greene 08-SEP-22	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295341

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
11-AUG-22	WITHOUT PERMIT-ADDED DELETED FLOOR OCCUPANCY	M GREENE	PERMIT RESEARCH	<p>A review of the complaint and permit history has revealed that the Notice of Violation issued on November 28, 2016 by the Department of Building Inspection has never been resolved. The NOV documented that a new structure had been built at the rear of the property without the proper building permit. New structure was approximately 18' x 22' wide and 14' deep. At the time of the NOV issuance, the new structure was still under construction with framing exposed.</p> <p>To this date no building permit has been filed or issued to legalize the construction of the new rear structure (or the demolition of the previous structure).</p> <p>Building Permit # 201607202807 to "REPLACE EXISTING FOUNDATION IN KIND IN THE REAR BUILDING." expired without final inspection.</p> <p>Building Permit # 201610130253 to "REPLACE (E) LATH & PLASTER WITH NEW 5/8" TYPE X SHEETROCK. REPLACE ROTTED STUD WALL AS NEEDED DUE TO LEAKING ROOF. A WORK IN THE REAR BUILDING. NO STRUCTURAL WORK UNDER THIS PERMIT." expired without inspection.</p> <p>Neither of these two permits authorized the demolition and replacement of the existing structure.</p>	Matthew Greene 08-SEP-22	BID
23-AUG-22	WITHOUT PERMIT-ADDED DELETED FLOOR OCCUPANCY	M GREENE	INFRACTION CITATION ISSUED	<p>A site visit, accompanied by a representative of the City Attorney's Office and the property owner, reconfirmed the existence of the rear structure. Structure is now completely finished and occupied. (Inspector did not gain access to interior of the rear structure, but during the inspection the occupant did leave and reenter the rear structure).</p>	Matthew Greene 08-SEP-22	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295341

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
08-SEP-22	WITHOUT PERMIT-ADDED DELETED FLOOR OCCUPANCY	M GREENE	FIRST NOV SENT		Matthew Greene 08-SEP-22	BID
08-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FIRST NOV SENT	1st NOV by DH;jy	Julie Yu 08-SEP-22	INS
08-SEP-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	1st NOV mailed and cc DCP, EID, PID;jy	Julie Yu 08-SEP-22	INS
14-OCT-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	FINAL WARNING LETTER ISSUED	Issued Final Warning Letter. CF		
14-OCT-22	WITHOUT PERMIT-ADDED DELETED FLOOR OCCUPANCY	M GREENE	FINAL WARNING LETTER SENT	Final warning letter	Audrey Gee 18-OCT-22	INS
18-OCT-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	REFER TO OTHER AGENCY	Case referred to CES per CF; ag	Audrey Gee 18-OCT-22	INS
18-OCT-22	OTHER BLDG/HOUSING VIOLATION	C FRANCIS	CASE UPDATE	Final warning letter mailed; ag	Audrey Gee 18-OCT-22	INS
18-OCT-22	GENERAL MAINTENANCE	C FRANCIS	REFERRED TO OTHER DIV	transfer to div CES	Audrey Gee 18-OCT-22	INS
19-OCT-22	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Received case in CES. SB	Sonya Bryant 19-OCT-22	CES
16-NOV-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	PERMIT RESEARCH	Assigned to G.L. Jh		
06-DEC-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REINSPECTION 1	NO Entry. Rescheduling. -GL		
12-JAN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	INSPECTION OF PREMISES MADE	Site inspection performed. Met with owner and owner's representative along with SF Planning. -GL		
18-DEC-23	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. PA202311130686 to comply with NOV not issued. Scheduled for DH 2/6/24. -GL		
12-JAN-24	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared DH posting pack. SB	Sonya Bryant 12-JAN-24	CES
19-JAN-24	OTHER BLDG/HOUSING VIOLATION	M CHUNG	DIRECTOR HEARING NOTICE POSTED	Notice of the DH posted-mc		



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202295341

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
19-JAN-24	OTHER BLDG/HOUSING VIOLATION	M CHUNG	CASE UPDATE	Processed photos-mc		
19-JAN-24	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed DH packet to owners on file.	Sonya Bryant 19- JAN-24	CES
25-JAN-24	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	RTS. Project Sponsor emailed progress update. A PRJ 2022-008690 was filed with planning 8/1/23 and project is moving forward. A Variance Hearing 2022-008690VAR is scheduled for 2/28/24. RTS for 90 Days to monitor continued progress. -GL	Gilbert Lam 25-JAN 24	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	08-SEP-22		



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE: 1**
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202295341
DATE: 08-SEP-22

ADDRESS: 3048 FILLMORE ST

OCCUPANCY/USE: ()

BLOCK: 0533 **LOT:** 026

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: YASIN A & MARY J SALMA 2003 RE
MAILING ADDRESS: YASIN A & MARY J SALMA 2003
 YASIN A & MARY J SALMA TRUS
 PO BOX 471795
 SAN FRANCISCO CA 94147

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input checked="" type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

A review of the complaint history and permit history has revealed that the Notice of Violation issued on November 28, 2016 by the Department of Building Inspection has never been resolved. The NOV documented that a new structure had been built at the rear of the property without the proper building permit. New structure was approximately 18' x 22' wide and 14' deep. At the time of the November 28, 2016 NOV issuance, the new structure was still under construction with framing exposed.

A site visit on August 23, 2022 confirmed the validity of the 2016 NOV and that the structure has been subsequently finished and is now occupied. Building was rebuilt and covered with the required building permit or inspections.

Building Permit # 201607202807 to "REPLACE EXISTING FOUNDATION IN KIND IN THE REAR BUILDING." expired without final inspection.

Building Permit # 201610130253 to "REPLACE (E) LATH & PLASTER WITH NEW 5/8" TYPE X SHEETROCK. REPLACE ROTTED STUD WALL AS NEEDED DUE TO LEAKING ROOF. ALL WORK IN THE REAR BUILDING. NO STRUCTURAL WORK UNDER THIS PERMIT." expired without inspection.

Neither of these two permits authorized the demolition and replacement of the existing structure.

Neither of these two permits authorized the demolition and replacement of the existing structure.

Code/Section: SFBC 102A, 103A, 106A, 106A.3.5, 106A.4.4, 106A.4.7, 108A.1, 108A.4, 108A.5, 108A.7.7

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3443

FILE BUILDING PERMIT WITHIN 30 DAYS

(WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.

CORRECT VIOLATIONS WITHIN DAYS.

NO PERMIT REQUIRED



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

1. Obtain a valid building permit, with Planning Department approval. For the demolition of the previous rear structure and replacement with the current structure.
2. Obtain all necessary inspections to obtain the required Certificate of Final Completion and Occupancy (CFC) for the New structure.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO PENALTY
 OTHER: REINSPECTION FEE \$ (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-NOV-16 **VALUE OF WORK PERFORMED W/O PERMITS** \$85000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Daniel Helminiak

PHONE # 628-652-3443

DIVISION: CES

DISTRICT : 4

By:(Inspectors's Signature) _____



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201648071

OWNER/AGENT: YASIN A & MARY J SALMA REVOC F
 YASIN A & MARY J SALMA REVO
 SALMA YASIN A & MARY J TTEE
 P O BOX 471795
 SAN FRANCISCO CA
 94147

DATE FILED: 22-NOV-16
LOCATION: 3048 FILLMORE ST
BLOCK: 0533 **LOT:** 026
SITE: 3048 - 3050 Fillmore
RATING: **OCCUPANCY CODE :**

OWNER'S PHONE: --
CONTACT NAME: *****
CONTACT PHONE: *****

RECEIVED BY: Adora Canotal **DIVISION:** PID
COMPLAINT SOURCE: 311 INTERNET REFERRAL

COMPLAINANT: *****
 ***** *****

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE *****

DESCRIPTION: -- Hello I noticed that 3048 - 3050 Fillmore St has quite a bit of construction going on which seems to exceed the scop of the issues permits. Specifically I now see that a 2 story structure has been built in the back. Previously this was just an unwarranted shed / apartment. In addition the retail space at 3050 Fillmore is undergoing extended upgrades. The large structure they built is now visible and tented.for the rain.

INSTRUCTIONS: 311 SR No. 6555297. 2nd complaint received from 311 SR NO. 564381 on 11/28/2016 - see photo attached. 3rd co received on 12/20/2016 under 311 SR Nn. 6643559 - 3048 / 3050 Fillmore St. --- RE: DBI compliant #201648071
 They seem to not understand or do not care about a stop work notice as the trades people are continuing to show up. maybe they will complete the job with no permits, and just ignore DBI.

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CHUNG	6353		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
27-DEC-16	Ying Pei	CES	Referred to Director's Hearing for abatement
01-JUL-22	Mauricio Hernandez	BID	
01-JUL-22	Mauricio Hernandez	CES	
10-AUG-22	Ronda Queen	BID	Return to BID per Matt Greene

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
22-NOV-16	OTHER BLDG/HOUSING VIOLATION	R POWER	CASE RECEIVED		Robert Power 22- DEC-16	BID
28-NOV-16	OTHER BLDG/HOUSING VIOLATION	R POWER	CASE UPDATE	permit on file. district inspector to follow up with site visit. kmhugh	Kevin McHugh 28- NOV-16	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201648071

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
28-NOV-16	OTHER BLDG/HOUSING VIOLATION	R POWER	FIRST NOV SENT	working beyond scope. issued stop work order	Robert Power 28- NOV-16	BID
29-NOV-16	OTHER BLDG/HOUSING VIOLATION	R POWER	CASE UPDATE	1st NOV mailed to Yasin Salma, 2146 9th Av, SF, per R. Power request. g samaras	Giles Samarasinghe 29-NOV-16	BID
22-DEC-16	OTHER BLDG/HOUSING VIOLATION	R POWER	SECOND NOV SENT	2nd nov sent by RP	JingJing Lu 23-DEC 16	IPR
23-DEC-16	OTHER BLDG/HOUSING VIOLATION	R POWER	CASE UPDATE	copy of amended to 1st nov mailed by jlu	JingJing Lu 23-DEC 16	IPR
23-DEC-16	OTHER BLDG/HOUSING VIOLATION	R POWER	CASE UPDATE	copy of 2nd nov mailed by jlu	JingJing Lu 23-DEC 16	IPR
27-DEC-16	GENERAL MAINTENANCE	R POWER	REFERRED TO OTHER DIV	transfer to div CES	Ying Pei 27-DEC-16	CPC
29-DEC-16	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED			
06-FEB-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	CASE UPDATE	Process case for DH	Norman Gutierrez 07-FEB-17	CES
06-FEB-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	CASE UPDATE	Schedule case for DH on 2/28/17	Norman Gutierrez 14-FEB-17	CES
14-FEB-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	DIRECTOR HEARING NOTICE POSTED	DH Posting	Norman Gutierrez 14-FEB-17	CES
27-FEB-17	OTHER BLDG/HOUSING VIOLATION	R POWER	ADDENDUM TC NOV	supplement to previous	Norman Gutierrez 27-FEB-17	CES
27-FEB-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	CASE UPDATE	Pre DH	Norman Gutierrez 27-FEB-17	CES
28-FEB-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	CASE CONTINUED	to 4/4/17	Norman Gutierrez 27-MAR-17	CES
27-MAR-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	CASE UPDATE	Pre DH	Norman Gutierrez 29-MAR-17	CES
28-MAR-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	DIRECTOR'S HEARING DECISION	Advicement to 4/28/17	Norman Gutierrez 13-APR-17	CES
13-APR-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	ASSESSMENTS DUE	3MMF 12/28/16 to 3/28/17	Norman Gutierrez 13-APR-17	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201648071

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
13-APR-17	OTHER BLDG/HOUSING VIOLATION	N GUTIERREZ	CASE UPDATE	Abated with PA #201702179647 signed off on 12/28/16 to 3/28/17	John Hinchion 27-JUN-22	CES
04-APR-18	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE UPDATE		John Hinchion 27-JUN-22	CES
28-JUN-22	OTHER BLDG/HOUSING VIOLATION	M CHUNG	CASE UPDATE	Case reviewed by JH and case reopened due to the violation on the rear structure. Need permits for work of rear building-mc	Mike Chung 29-JUN-22	CES
30-JUN-22	OTHER BLDG/HOUSING VIOLATION	G LAM	REFER TO DIRECTOR'S HEARING	Case Reviewed. PA#201702179647 did not satisfy the rear structure complaint. Prep and Schedule DH 7/26/22. GL		
12-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTEI	Prepare DH packet. SB	Sonya Bryant 12-JUL-22	CES
13-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	DIRECTOR HEARING NOTICE POSTEI	DH Notice Posted. Pictures Processed. -GL		
14-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed DH packets to owners on file SB	Sonya Bryant 14-JUL-22	CES
26-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE CONTINUED	Case Continued. Next Hearing Date: 9/13/22 DH. -GL		
08-AUG-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Prepared CDH packet. SB	Sonya Bryant 08-AUG-22	CES
08-AUG-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Cert mailed CDH packet to owners on file. SB	Sonya Bryant 08-AUG-22	CES
10-AUG-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Returned to BID per GM's email. -GL		
10-AUG-22	OTHER BLDG/HOUSING VIOLATION	D HELMINIAF	CASE RECEIVED	Case received in BID. File is located in J:\COMPLAINTS_BID_EID_PID\BID\201648071\16\16; slw	Suzanna Wong 10-AUG-22	BID
10-AUG-22	GENERAL MAINTENANCE	G LAM	REFERRED TO OTHER DIV	transfer to div BID	Ronda Queen 10-AUG-22	CES
11-AUG-22	GENERAL MAINTENANCE	D HELMINIAF	CASE CLOSED	Case restored to closed status. A new complaint will be opened to investigate the site conditions noted in the Notice of Violation originally issued on November 16, 2018 for the rear structure. MGreene	Matthew Greene 11-AUG-22	BID



City and County of San Francisco
Department of Building Inspection
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201648071

COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
-----------------	-------------	--------------------	-----------------------

<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
		28-NOV-16	
		21-DEC-16	
		22-DEC-16	



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201648071
 DATE: 28-NOV-16

ADDRESS: 3048 FILLMORE ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 0533 LOT: 026

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: YASIN A & MARY J SALMA REVOC I
 MAILING YASIN A & MARY J SALMA REVO
 ADDRESS SALMA YASIN A & MARY J TTEE
 P O BOX 471795
 SAN FRANCISCO CA 94147

PHONE #: --

PERSON CONTACTED @ SITE: YASIN A & MARY J SALMA REVOC F

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

Existing structure has been completely demolished. A new structure has been built in its place. New structure is approx. 18' high and 22' wide and 14' deep. New electrical and plumbing work at interior. New mezzanine installed. Framing is still exposed. A monthly maintenance fee will be assessed on NOV's.

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

628-652-3619

- FILE BUILDING PERMIT WITHIN 10 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

File for demolition permit and permit for construction of new building.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-OCT-16 VALUE OF WORK PERFORMED W/O PERMITS \$70000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Robert J Power

PHONE # 628-652-3619

DIVISION: BID

DISTRICT : 14

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 2
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201648071
DATE: 21-DEC-16

ADDRESS: 3048 FILLMORE ST

OCCUPANCY/USE: ()

BLOCK: 0533 LOT: 026

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: YASIN A & MARY J SALMA REVOC J
MAILING YASIN A & MARY J SALMA REVO
ADDRESS SALMA YASIN A & MARY J TTEE
P O BOX 471795
SAN FRANCISCO CA 94147

PHONE #: --

PERSON CONTACTED @ SITE: YASIN A & MARY J SALMA REVOC F

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

At front building 1st level, tenant improvement without permits. Electrical and plumbing work performed. Area is now sheetrocked. NOV previously issued for work at rear building.

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4 628-652-3619
- FILE BUILDING PERMIT WITHIN 5 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 10 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Stop all work until permits are issued. Submit application with drawings for approval. Issued Stop Work.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$40000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Robert J Power

PHONE # 628-652-3619

DIVISION: BID

DISTRICT : 4

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 3
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 201648071
 DATE: 22-DEC-16

ADDRESS: 3048 FILLMORE ST

OCCUPANCY/USE: ()

BLOCK: 0533 LOT: 026

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: YASIN A & MARY J SALMA REVOC I
 MAILING YASIN A & MARY J SALMA REVO
 ADDRESS SALMA YASIN A & MARY J TTEE
 P O BOX 471795
 SAN FRANCISCO CA 94147

PHONE #: --

PERSON CONTACTED @ SITE: YASIN A & MARY J SALMA REVOC F

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A 106A.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A

You failed to comply a Notice of Violation issued 11/28/16. Therefore, this department has initiated abatement proceedings against this property.

A monthly monitoring fee will be assessed on NOV's
 Code sec: 106A.4.7

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4** 628-652-3619
- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 28-NOV-16, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

This case has been referred to our Code Enforcement Section. You will be notified of a time, date and place for Director's hearing.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- OTHER: REINSPECTION FEE \$

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Robert J Power

PHONE # 628-652-3619

DIVISION: BID

DISTRICT : 4

By:(Inspectors's Signature) _____



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:58:12

Permit details report

Application Number: 201607202807

Bluebeam ID:

Form Number: 8 **Application Description:** REPLACE EXISTING FOUNDATION IN KIND IN THE REAR BUILDING.

Address: 0533/026/0 3050 FILLMORE ST

Cost: \$50,000 **Occupancy code:** R-3,M **Building Use:** 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
20-JUL-2016	TRIAGE	
20-JUL-2016	FILING	
20-JUL-2016	FILED	
20-JUL-2016	APPROVED	
20-JUL-2016	ISSUED	
24-JUN-2022	EXPIRED	

Contact Details:

Contractor Details

License No. : 684863
Name: JOHN C. POLLARD
Company name: S F GARAGE COMPANY INC.
Address: P O BOX 14039 ST SAN FRANCISCO CA 94114-0000

Phone:
4158260606

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BLDG	20-JUL-2016	20-JUL-2016			20-JUL-2016	YU CYRIL	
2	CPB	20-JUL-2016	20-JUL-2016			20-JUL-2016	BUFKA SUSAN	



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Date: 12/26/24 16:58:39

Permit details report

Application Number: 201610130253

Bluebeam ID:

Form Number: 8 **Application Description:** REPLACE (E) LATH & PLASTER WITH NEW 5/8" TYPE X SHEETROCK. REPLACE ROTTED STUD WALL AS NEEDED DUE TO LEAKING ROOF. ALL WORK IN THE REAR BUILDING. NO STRUCTURAL WORK UNDER THIS PERMIT.

Address: 0533/026/0 3050 FILLMORE ST

Cost: \$25,000

Occupancy code: R-3,M

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
13-OCT-2016	TRIAGE	
13-OCT-2016	FILING	
13-OCT-2016	FILED	
13-OCT-2016	APPROVED	
13-OCT-2016	ISSUED	
18-JAN-2023	EXPIRED	6000693 Stage updated from inspection

Contact Details:

Contractor Details

License No. : OWNER
Name: OWNER
Company name: OWNER
Address: OWNER OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BLDG	13-OCT-2016	13-OCT-2016			13-OCT-2016		
2	CPB	13-OCT-2016	13-OCT-2016			13-OCT-2016		OTC FDR

June 14, 2017

Special Inspection Coordinator
Department of Building Inspection
City and County of San Francisco
San Francisco, CA 94103-2414

Application No: 2016-07-20-2807
Address: 3050 Fillmore St.
San Francisco, CA

This is to certify that in accordance with Section 1701 of the 201 San Francisco Building Code, I have provided special inspection of the following:

- 2. Bolts installed in concrete
- 4. Reinforcing steel
- 19. Shear walls
- 24a. Foundations
- 24e. Wood framing

This inspection was performed by the undersigned registered civil engineer in the state of California. Based upon the inspection performed, it is my professional judgment that the work requiring special inspection was substantially in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.

Sincerely,

Harold Howell
C 17591, Exp 06-30-2017



Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7c

Appellant's Statement

Pre-Hearing statement for Harold Howell - December 24, 2024

Dear President Alexander-Tut,

I represent Harold Howell, the Principal of Mercury Engineering, an engineering company here in San Francisco. Mr. Howell has filed a notice of appeal with the Building Inspection Commission (BIC) and has a hearing set for January 15, 2025, regarding the Department of Building Inspection (DBI)'s decision to place Mr. Howell on the Expanded Compliance Control Program List. This document is Mr. Howell's pre-hearing brief.

Mr. Howell began his career as a civil engineer in the U.S. Air Force and then worked on complex engineering projects around the world for Bechtel Corporation for the next 30 years. After his corporate career, Mr. Howell returned to the Bay Area to spend more time with his family and opened his own structural engineering company, Mercury Engineering. Mr. Howell is a well-respected and trusted engineer having been in business in the City and County of San Francisco for over 20 years and having worked on projects large and small.

Recently, on April 1, 2024, DBI placed John Pollard on the Expanded Compliance Control Program List, pursuant to San Francisco Building Code § 103A.6. Mr. Howell offers that he is nothing more than collateral damage to DBI's efforts against Mr. Pollard since Mr. Howell owned Mercury Engineering with Mr. Pollard.. However, there is

nothing in Building Code § 103A.6 that calls for inclusion on the Expanded Compliance Control Program List based on a mere association or relationship.

Unfortunately, the case against Mr. Howell has revealed DBI's dark side. Despite previously incurring very few Notice of Violations (NOVs) on his projects during the past 20 years, DBI management -- specifically Patrick O'Riordan, Matthew Greene, and Kevin Birmingham -- embarked on a campaign of personal attacks and selective enforcement in 2022 against Mr. Pollard (and therefore, against Mr. Howell). DBI self-initiated complaints against projects worked on by Mr. Pollard and issued NOVs in quick succession for expired permits and where inspections had been performed by DBI Inspector William Walsh. See Exhibit A (DBI2024-other records-2024000366). The NOVs were issued during a nine-month period from January 2022 to September 2022 in an attempt to place Mr. Pollard on the Expanded Compliance Control Program List. This specific line of investigation was always about Mr. Pollard and not about Mr. Howell. DBI's own internal communications and analysis bear that out. Unfortunately, on February 5, 2022, DBI notified Mr. Howell that he too would be placed on the Expanded Compliance Control Program List and Mr. Howell immediately thereafter sought relief from the BIC.

As a threshold matter, Mr. Howell is a civil engineer. He is not a contractor. Mr. Howell and his company Mercury Engineering are primarily concerned with designing and constructing buildings and structures that are safe and capable of withstanding the elements to which they will be exposed, as well as improving the structural integrity of

existing buildings. Mr. Howell uses his knowledge of physics, mathematics, and engineering principles to develop efficient and innovative solutions. Most importantly, civil engineers like Mr. Howell design and ensure life safety.

Building Code § 103A.6.1 was not created with civil engineers in mind. For example, for the Expanded Compliance Control Program, Building Code § 103A.6.1 provides in pertinent part that DBI seeks out instances of:

- [1] Misrepresentation of existing conditions or project scope that results in circumvention of notification or review requirements;
- [2] Structural work or demolition of structural features without or beyond the scope of a building permit;
- [3] Work under permit performed by a party without required license; or
- [4] Other substantial non-compliance.

DBI has identified the following NOVs as related to Mr. Howell: Complaint No. 202286619, Complaint No. 202290894, Complaint No. 202295341, Complaint No. 202288003 and Complaint No. 202294054.

And while DBI might view the selected NOVs in a particular light (“these complaints qualify Mr. Howell and Mercury Engineering for inclusion in the Department of building Inspection’s Expanded Compliance Control Program”), nothing could be further from the truth. None of these complaints implicate life safety. None of these complaints evince

that Mr. Howell misrepresented the existing conditions or project scope resulting in circumvention of notification or review requirements. None of these complaints show that Mr. Howell approved structural work or demolition of structural features. None of these complaints show that Mr. Howell completed his structural work without a license. And lastly, none of these complaints evince that Mr. Howell was otherwise in substantial non-compliance.

Mr. Howell is the civil engineer, not the contractor on these projects. His structural calculations or work is not in question. To date, DBI fails to provide any information on why these complaints implicate Mr. Howell or rise to level of egregiousness required for consideration for the Expanded Compliance Control Program.

Instead, DBI relies on personal attacks and presents faulty information and reasoning to continue its vendetta against Mr. Howell. For example, once provided notice of these NOVs, Mr. Howell requested a meeting with DBI and the parties met on March 6, 2024. In that meeting, DBI failed to provide any information regarding these NOVs, complaints or why DBI would include Mr. Howell on the Expanded Compliance Control Program List as a civil engineer. Patrick O’Riordan’s April 1, 2024 Notice of Determination is disingenuous. DBI did not consider “all potential mitigating factors... .” DBI failed to provide any information and declined to receive any. Mr. O’Riordan and his staff – specifically Matthew Greene, and Kevin Birmingham – sought to include Mr. Howell as collateral damage in their venomous efforts against Mr. Pollard.

After the March 6, 2024 meeting, DBI conspired to withhold information from Mr. Howell, see Exhibit B (DBI2024-HAROLD HOWELL(1)-2024000653 and DBI2024-HAROLD HOWELL(1)-2024000650) and basically cut and paste a staff memorandum arguing against Mr. Pollard to be utilized against Mr. Howell. See Exhibit C (DBI2024-HAROLD HOWELL(1)-2024000918). The responsibilities and efforts between a contractor and civil engineer are quite different. The words of DBI's Christopher Vergara are specifically concerning because it shows that DBI improperly concluded that Mr. Howell should be on the Expanded Compliance Control Program List **BEFORE** DBI drafted and considered any staff memorandum. See Exhibit C (DBI2024-HAROLD HOWELL(1)-2024000918) ("If we are using the same NOV's for Howell, then we might be able to just change the candidate's name in the report with a few tweaks here and there to tailor it to Howell."). This clearly demonstrates DBI's failures to provide any kind of process to Mr. Howell and to basically tie Mr. Howell to Mr. Pollard. No wonder DBI could not answer any questions about the inspections themselves or how Mr. Howell was involved. See Exhibit D (DBI2024-HAROLD HOWELL(1)-2024000653).

Lastly, the NOV's relied upon by DBI to place Mr. Howell on the Expanded Compliance Control Program List are factually incorrect. As a specific example, for the NOV written for 26 Parnassus, the first two statements are false. The NOV states that "there is no evidence of the required plumbing inspection and sign off." But in fact, the inspection and sign-off were completed on December 19, 2019, by Robert Farrow as indicated on the job card. The NOV also indicates that there is no evidence of the required "OK to cover" inspections by the building inspector. However, this is false as the job card

clearly shows that the OK to cover was signed off on by William Walsh on July 29, 2016. These specific errors and all other errors across all 5 NOV's were shown to Matthew Greene on March 6, 2024, and Mr. Greene's refusal to correct these mistakes only further demonstrates his personal animus. Mr. Greene and therefore, DBI, allowed known incorrect information to be presented to the BIC by DBI.

There are further examples of DBI's overreach:

[A] 1336 Green Street, January 26, 2022 – Here at this property, the roof deck was built according to approved plans and issued a permit final. DBI issued an NOV on the basis that all of these approvals were done in error. The legal principle of detrimental reliance applies here and at most a Notice of Correction should have been issued.

[B] 221 – 5th Avenue, May 11, 2022, but amended June 3, 2022 -- DBI issued a NOV for expired permits and then an updated NOV for as built conditions differing from the plans. At the time of construction, Mr. Howell approved these changes with the building inspector Raphael Leopold. Unfortunately, Mr. Lepold has passed away so is unable to verify the history. DBI has requested a new permit to document the as built conditions which is in process. We believe that this permit will confirm the validity of the as built structure.

[C] 26 Parnassus, August 5, 2022 -- An NOV was issued for a garage door which

was larger than plans. A permit has been obtained to reduce the garage door size and NO revised structural drawings were required as this larger door had no structural impact on the property. A notice of correction should have been issued.

[D] 214 Fair Oaks, August 23, 2022 -- Work was not finished at the property as the owner had a change in circumstances and could no longer afford to continue with construction. An independent engineer verified the structure was safe and it is inconceivable that Mr. Howell can be held responsible for an owner not having the funds to complete a project.

[E] 3048 Fillmore Street, September 9, 2022 -- This NOV was issued in 2016 (201648071) and despite being an active case was closed on August 11, 2022 by Matthew Greene so he could re-open the case as a 2022 NOV. Mr. Howell's only involvement in this project was to design a new foundation and no issues with the foundation design have been identified. The system for this project/NOV is listed below. The only reason for Mr. Greene to close and reopen this matter with a "fresh" date would be to increase the number of violations against Mr. Pollard and Mr. Howell in the 18-month period. See Exhibit E.

I look forward to your response. Thank you in advance for your and the BIC's assistance with ensuring fair and due process.

Simon Yip

EXHIBIT A

From: [Birmingham, Kevin \(DBI\)](#)
To: [Greene, Matthew \(DBI\)](#)
Subject: Possible compliance address
Date: Monday, January 10, 2022 1:58:01 PM

Hi Matt

While reviewing the inspection history about 23 Madrid St which was completed and a CFC issued but appears to be missing PID sign off. I pulled up the daily schedule for Bill Walsh and noticed several projects that were not reassigned to him had been added and finalized. 747 Waller St and 1336 Green St are SF Garage projects. In district 15, 2701 Jackson St in district 4 might also be suspect as well. Kevin

Kevin Birmingham
Senior Building Inspector
City and County of San Francisco
49 South Van Ness Ave, Suite 400
San Francisco CA 94103
Desk # (628) 652 3606

EXHIBIT B AND D

[REDACTED]
[REDACTED]

From: Simon Yip <simon@sfpermitting.com>
Sent: Thursday, March 14, 2024 11:57 AM
To: Vergara, Christopher (DBI) <chris.vergara@sfgov.org>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>
Cc: Annabel McClellan <[REDACTED]> harold howell <[REDACTED]>
Subject: Harold Howell - Follow up

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Chris and Kevin.

I just wanted to follow up with you both as I have yet to hear from either of you following our meeting last week. It was disappointing that Matt Greene did not attend as he is the DBI official with the most knowledge on these NOV's.

At the meeting you were both unable to provide answers to our specific questions for each address/violation. For the record, I would be grateful if you could:

- Specifically, identify how each DBI-initiated Notice of Violation against Harold correlates to the four stipulated categories outlined in the expanded compliance control program Sections 103A.6.1 (1) (2) (3) & (4).
- Explain thoroughly how DBI arrived at the above conclusions.
- Provide a chain of ownership on the above conclusions, including time and dates.
- Confirm recommendation timeframe.
- Provide a chain of ownership on the above recommendation, including time and dates.

To summarize:

Kevin, on behalf of Inspection Services and in the capacity as Acting Chief Building Inspector, has stated that as Harold was the engineer of record, he is basically responsible for the finish work in perpetuity.

Chris, on behalf of Compliance and in the capacity as Compliance Manager relayed our questions to Kevin as it was Inspection specific and Chris is not familiar with the inspections and NOV process.

Our position is that none of the self-initiated DBI Notice of Violations identified would fall into any of the four categories of Section 103A.6.1.

Kevin's position is flawed; Harold's involvement and remit ends, as with all structural engineers, at

EXHIBIT B

Subject: FW: PRIVILEGED AND CONFIDENTIAL FW: Harold Howell - Follow up

From: Hannan, Patrick (DBI) <patrick.i.hannan@sfgov.org>
Sent: Tuesday, March 19, 2024 11:55 AM
To: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>; Omran, Kelley (DBI) <kelley.omran@sfgov.org>
Subject: RE: PRIVILEGED AND CONFIDENTIAL FW: Harold Howell - Follow up

Hi Kevin,
Sounds good. Thanks.

Hi Kelley,
Please process but I'd like to review the response before we send it.

Thanks,
P

From: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>
Sent: Tuesday, March 19, 2024 11:40 AM
To: Hannan, Patrick (DBI) <patrick.i.hannan@sfgov.org>; Omran, Kelley (DBI) <kelley.omran@sfgov.org>
Subject: FW: PRIVILEGED AND CONFIDENTIAL FW: Harold Howell - Follow up

Hi Guys

Chris Vergara suggested we treat this as a sunshine request for documents on Howard Howell.

From: Kapla, Robb (CAT) <Robb.Kapla@sfcityvattv.org>
Sent: Friday, March 15, 2024 10:59 AM
To: CHOI, JENNIFER (CAT) <Jennifer.Choi@sfcityvattv.org>; Vergara, Christopher (DBI) <chris.vergara@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>
Subject: RE: PRIVILEGED AND CONFIDENTIAL FW: Harold Howell - Follow up

[REDACTED]

[REDACTED]

[REDACTED]

EXHIBIT C

From: [Vergara, Christopher \(DBI\)](#)
To: [Greene, Matthew \(DBI\)](#); [Birmingham, Kevin \(DBI\)](#)
Cc: [Gasparac, Christine \(DBI\)](#)
Subject: RE: ECC
Date: Monday, February 5, 2024 3:41:58 PM
Attachments: [Pollard ECC Staff Report - DRAFT.docx](#)

Matt / Kevin / Christine,

Please see attached updated version of the ECC Staff Report for John Pollard. I have incorporated all requested edits from all. I have also named SF Garage Co. in the report, as it is now my understanding that we intend to put both Pollard and SF Garage Co. on the list. Additionally, the attached report will be used as a template for Harold E. Howell / Mercury Engineering ECC Staff Report as they involves all the same NOVs.

The notification letters for all of the above (as well as SIA and the two principals of SIA) are going out today 2/5/24, and I understand we provide them 10 days to respond. If they respond, we may need to amend these ECC Staff Report to incorporate potential mitigating factors.

Let me know if you need anything else.

Christopher J. Vergara
Compliance Manager

Department of Building Inspection

(628) 652-3537

[SF.gov/DBI](#)

[Sign up](#) for customer updates

From: Vergara, Christopher (DBI)
Sent: Thursday, February 1, 2024 12:30 PM
To: Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>
Cc: Gasparac, Christine (DBI) <christine.gasparac@sfgov.org>
Subject: RE: ECC

Matt / Kevin,

Please see attached revised DRAFT of the Pollard ECC Staff report. I changed the template to assure that we are checking off all the requirements per the ECC code. I made some edits to the language, but it is substantially the same in terms of content and messaging. Feel free to check more boxes off in the tables I provided. Let me know what you think. I did it based on my understanding on what you wrote.

If we are using the same NOVs for Howell, then we might be able to just change the candidate's name in the report with a few tweaks here and there to tailor it to Howell.

EXHIBIT E

COMPLAINT DATA SHEET

Complaint Number: 201648071

Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed: --
Location: 3048 FILLMORE ST
Block: 0533
Lot: 026
Site: 3048 - 3050 Fillmore
Rating: --
Occupancy Code: --
Received By: Adora Canotal
Division: PID

Complainant's Phone: --
Complaint Source: 311 INTERNET REFERRAL
Assigned to Division: BID

Description: -- Hello I noticed that 3048 - 3050 Fillmore St has quite a bit of construction going on which seems to exceed the scope of the issues permits. Specifically I now see that a 2 story structure has been built in the back. Previously this was just an unwarranted shed / apartment. In addition the retail space at 3050 Fillmore is undergoing extended upgrades. The large structure they built is now visible and tented for the rain.

Instructions: 311 SR No. 6555297. 2nd complaint received from 311 SR NO. 564381 on 11/28/2016 - see photo attached. 3rd complaint received on 12/20/2016 under 311 SR No. 6643559 - 3048 / 3050 Fillmore St. -- RE: DBI compliant #201648071 They seem to not understand or do not care about a stop work notice as the trades people are continuing to show up. maybe they will complete the job with no permits, and just ignore DBI.

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CHUNG	6353		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
12/27/2016	Ying Pei	CES	Referred to Director's Hearing for abatement
7/1/2022	Mauricio Hernandez	BID	
7/1/2022	Mauricio Hernandez	CES	
8/10/2022	Ronda Queen	BID	Return to BID per Matt Greene

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
11/22/16	OTHER BLDG/HOUSING VIOLATION	Power	CASE RECEIVED		Robert Power 22-DEC-16	BID
11/28/16	OTHER BLDG/HOUSING VIOLATION	Power	CASE UPDATE	permit on file. district inspector to follow up with site visit. kmhugh	Kevin McHugh 28-NOV-16	BID
11/28/16	OTHER BLDG/HOUSING VIOLATION	Power	FIRST NOV SENT	working beyond scope. issued stop work order	Robert Power 28-NOV-16	BID
11/29/16	OTHER BLDG/HOUSING VIOLATION	Power	CASE UPDATE	1st NOV mailed to Yasin Salma, 2146 9th Av, SF, per R. Power request. g.samaras	Giles Samarasinghe 29-NOV-16	BID
02/27/17	OTHER BLDG/HOUSING VIOLATION	Power	ADDENDUM TO NOV	supplement to previous	Norman Gutierrez 27-FEB-17	CES
12/22/16	OTHER BLDG/HOUSING VIOLATION	Power	SECOND NOV SENT	2nd nov sent by RP	JingJing Lu 23-DEC-16	IPR
12/23/16	OTHER BLDG/HOUSING VIOLATION	Power	CASE UPDATE	copy of amended to 1st nov mailed by jlu	JingJing Lu 23-DEC-16	IPR
12/23/16	OTHER BLDG/HOUSING VIOLATION	Power	CASE UPDATE	copy of 2nd nov mailed by jlu	JingJing Lu 23-DEC-16	IPR
12/27/16	GENERAL MAINTENANCE	Power	REFERRED TO OTHER DIV	transfer to div CES	Ying Pei 27-DEC-16	CPC
12/29/16	GENERAL MAINTENANCE	Hinchion	CASE RECEIVED			CES
02/06/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	CASE UPDATE	Process case for DH	Norman Gutierrez 07-FEB-17	CES
02/06/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	CASE UPDATE	Schedule case for DH on 2/28/17	Norman Gutierrez 14-FEB-17	CES
02/14/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	DIRECTOR HEARING NOTICE POSTED	DH Posting	Norman Gutierrez 14-FEB-17	CES
02/27/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	CASE UPDATE	Pre DH	Norman Gutierrez 27-FEB-17	CES
02/28/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	CASE CONTINUED	to 4/4/17	Norman Gutierrez 27-MAR-17	CES
03/27/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	CASE UPDATE	Pre DH	Norman Gutierrez 29-MAR-17	CES
03/28/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	DIRECTOR'S HEARING DECISION	Advicement to 4/28/17	Norman Gutierrez 13-APR-17	CES
04/13/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	ASSESSMENTS DUE	3MMF 12/28/16 to 3/28/17	Norman Gutierrez 13-APR-17	CES
04/13/17	OTHER BLDG/HOUSING VIOLATION	Gutierrez	CASE UPDATE	Abated with PA #201702179647 signed off on 12/28/16 to 3/28/17	John Hinchion 27-JUN-22	CES
04/04/18	OTHER BLDG/HOUSING VIOLATION	Hinchion	CASE UPDATE		John Hinchion 27-JUN-22	CES
06/28/22	OTHER BLDG/HOUSING VIOLATION	Chung	CASE UPDATE	Case reviewed by JH and case reopened due to the violation on the rear structure. Need permits for work of rear building-mc	Mike Chung 29-JUN-22	CES
06/30/22	OTHER BLDG/HOUSING VIOLATION	Lam	REFER TO DIRECTOR'S HEARING	Case Reviewed. PA#201702179647 did not satisfy the rear structure complaint. Prep and Schedule DH 7/26/22. GL		CES
07/12/22	OTHER BLDG/HOUSING VIOLATION	Lam	DIRECTOR HEARING NOTICE POSTED	Prepare DH packet. SB	Sonya Bryant 12-JUL-22	CES

Department of Building Inspection

EXHIBIT E

07/13/22	OTHER BLDG/HOUSING VIOLATION	Lam	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Processed. -GL		CES
07/14/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Cert mailed DH packets to owners on file. SB	Sonya Bryant 14-JUL-22	CES
07/26/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE CONTINUED	Case Continued. Next Hearing Date: 9/13/22 DH. -GL		CES
08/08/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Prepared CDH packet. SB	Sonya Bryant 08-AUG-22	CES
08/08/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Cert mailed CDH packet to owners on file. SB	Sonya Bryant 08-AUG-22	CES
08/10/22	OTHER BLDG/HOUSING VIOLATION	Lam	CASE UPDATE	Case Returned to BID per GM's email. -GL		CES
08/10/22	GENERAL MAINTENANCE	Lam	REFERRED TO OTHER DIV	transfer to div BID	Ronda Queen 10-AUG-22	CES
08/11/22	GENERAL MAINTENANCE	Helminiak	CASE CLOSED	Case restored to closed status. A new complaint will be opened to investigate the site conditions noted in the Notice of Violation originally issued on November 16, 2018 for the rear structure. MGreene	Matthew Greene 11-AUG-22	BID
08/10/22	OTHER BLDG/HOUSING VIOLATION	Helminiak	CASE RECEIVED	Case received in BID. File is located in J:\COMPLAINTS_BID_EID_PID\BID\2016\D16;slw	Suzanna Wong 10-AUG-22	BID

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

- 11/28/2016
- 12/21/2016
- 12/22/2016

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)

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