

Definition

According to Section 103A.5.1, A building shall be defined as vacant or abandoned if it:

is unoccupied and unsecured; or is unoccupied and secured by boarding or other similar means; or is unoccupied and unsafe as defined in Section 102 of the San Francisco Building Code; or

is unoccupied and has multiple code violations; or

has been unoccupied for over 30 days. A building which is partially unoccupied and has been cited for blight under Chapter 80 of the S.F.
Administration Code also shall be deemed a vacant or abandoned building that is subject to this section.

What is this amended legislation, and how is it different from 2014?

The March 2019 legislation unanimously approved by the Board of Supervisors amends the existing 2014 **Vacant Storefront** registry program. It makes important changes that require commercial property owners to actively report, register and maintain their vacant storefronts. These changes include:

Registration is required

- 1. within 30-days of the commercial storefront becoming vacant
- 2. even if it is actively being offered for rent or lease.

Building Owners Must:

- 1. Pay the annual registration fee payment of \$711 at the time of registration; and
- 2. Provide an annual report from a licensed professional, confirming the storefront has been maintained up to code.
- 3. Pay a penalty of four times (4x) the annual registration fee (\$711) if they fail to register their vacant storefront within 30 days of receiving notice from DBI.

NOTICE OF VIOLATION of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy				
DEPARTMENT OF BUILDING INSPECTION	☐ FIRST NOTICE	COMPL	AINT NUMBER	
City and County of San Francisco	☐ SECOND NOTICE			
1660 Mission St. San Francisco, CA 94103-2414	OTHER:			
ADDRESS		DATE		
OCCUPANCY/USE CONST. TYPE		BLOCK STORIES	LOT BASEMENT	
☐ If checked, this information is based upon site-observation only. Further re-	search may indicate that legal us			
will be issued. OWNER / AGENT:		PHONE#:		
MAILING ADDRESS:	CITY	_ FIIONL#.	ZIP	
PERSON CONTACTED @ SITE		PHONE#:		
VIOLATIO	N DESCRIPTION	ON:		
	DITIONAL WORK-PERMIT			
	PERMIT (SFBC 106.3.7)	PΑŧ		
■ UNSAFE BUILDING (SFBC 102); □ SEE ATTACH FAILURE TO COMPLY WITH THE VACANT OR A		DCIAL	S.F.B.C.	
STOREFRONT ORDINANCE 52-19 and 103A.5	DANDONED COMINE	RCIAL	103A.5	
MONTHLY MONITORING FEESection 110A TABLE 1A-K			100A.0	
BC - Building Code HC - Housing Code PC - Plumbing C	•	le] MC – Mech	anical Code	
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New Changes to the Commercial Storefront Program

Legislation	Ordinance 182-14	Ordinance 52-19	
In Effect	7/22/2014 - 4/22/2019	4/22/2019	
Annual Fee	\$711 (after 270 days)	\$711 (immediately)	
Requirements	 Properties need to be registered within 30 days of becoming vacant/abandoned. Maintenance Security Property Owner Info Posted on Building Annual report required from licensed professional confirming the storefront's interior and exterior has been maintained up to code 		

DBI's Process

DBI receives public complaint or vacancy is observed through field inspection.



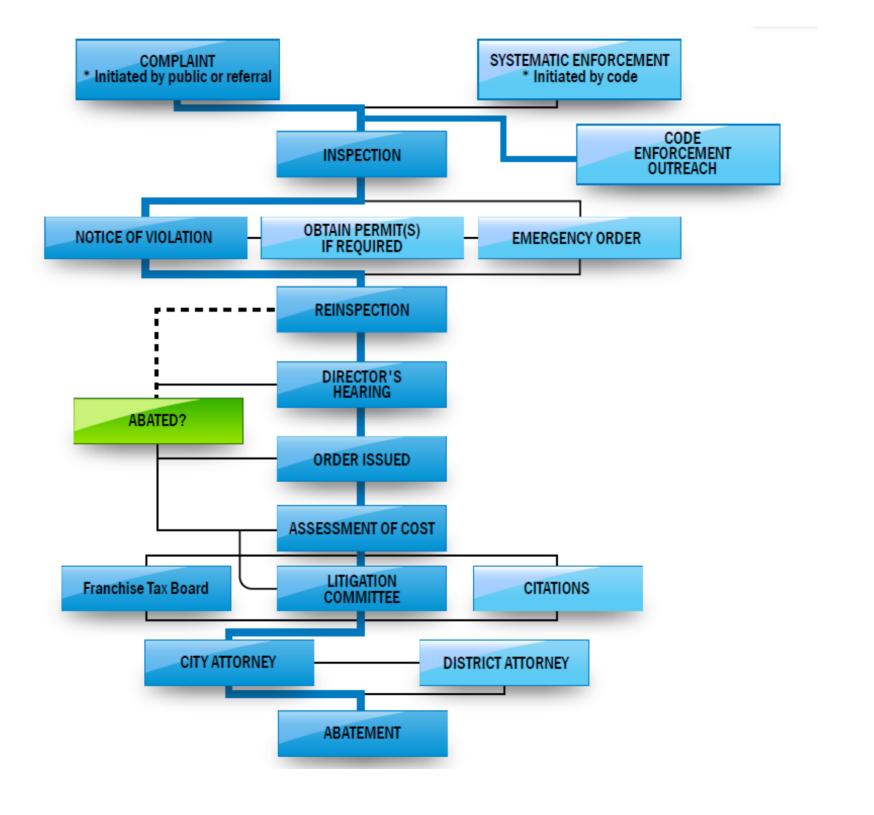
DBI adds
property to
program
database to track
and monitor its
progress.



DBI researches property using Permit Tracking system and conducts a physical onsite inspection to ensure building is subject to program.



Once confirmed, property is added to registry requiring code enforcement proceedings. DBI contacts building owner to inform them of their Program responsibility and provided information on next steps to being in the program.



Not Vacant Or Abandoned?

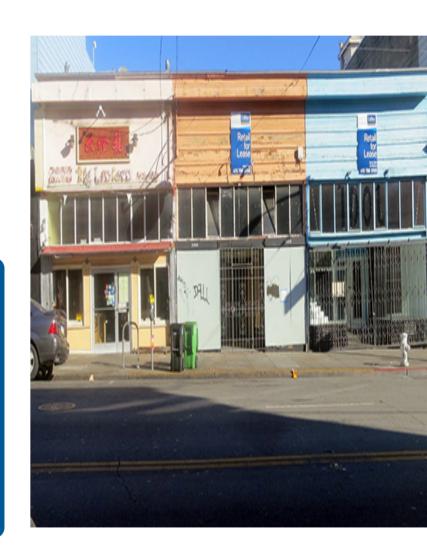
If Property Owners wish to contest that their property is vacant or abandoned, they may provide the following documentation to be removed from the Vacant Building Registry:

A valid building permit for rehabilitation, or construction of the commercial storefront

The owner/
leaseholder
has filed an
application for,
and is actively
seeking to
obtain a
building permit

A copy of your most recent PUC, water, PG&E or gas & electric statement indicating property address

A copy of your current lease or rental agreement indicating property address

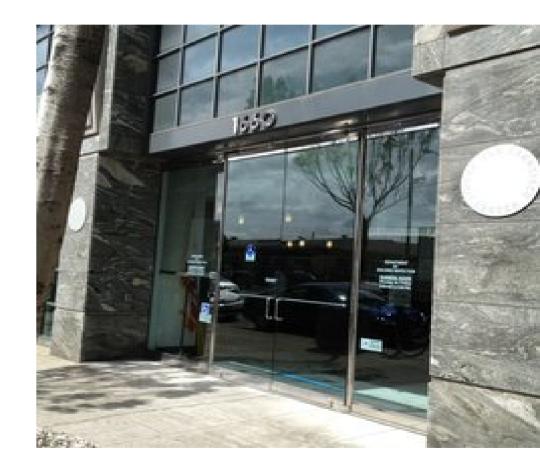


Contact Us

To report vacant or abandoned buildings, provide specific address to:

- In-Person: DBI Code Enforcement Section 1660 Mission Street – 6TH Floor San Francisco CA 94103
- Email: dbi.codeenforcement@sfgov.org
- Call: (415) 558-6454
- Website: www.sfdbi.org/vacantstorefronts





QUESTION & ANSWER Thank you!

Mauricio Hernandez, Chief Building Inspector Code Enforcement Section mauricio.hernandez@sfgov.org