

6/5/2012 1299 Arguello Blvd

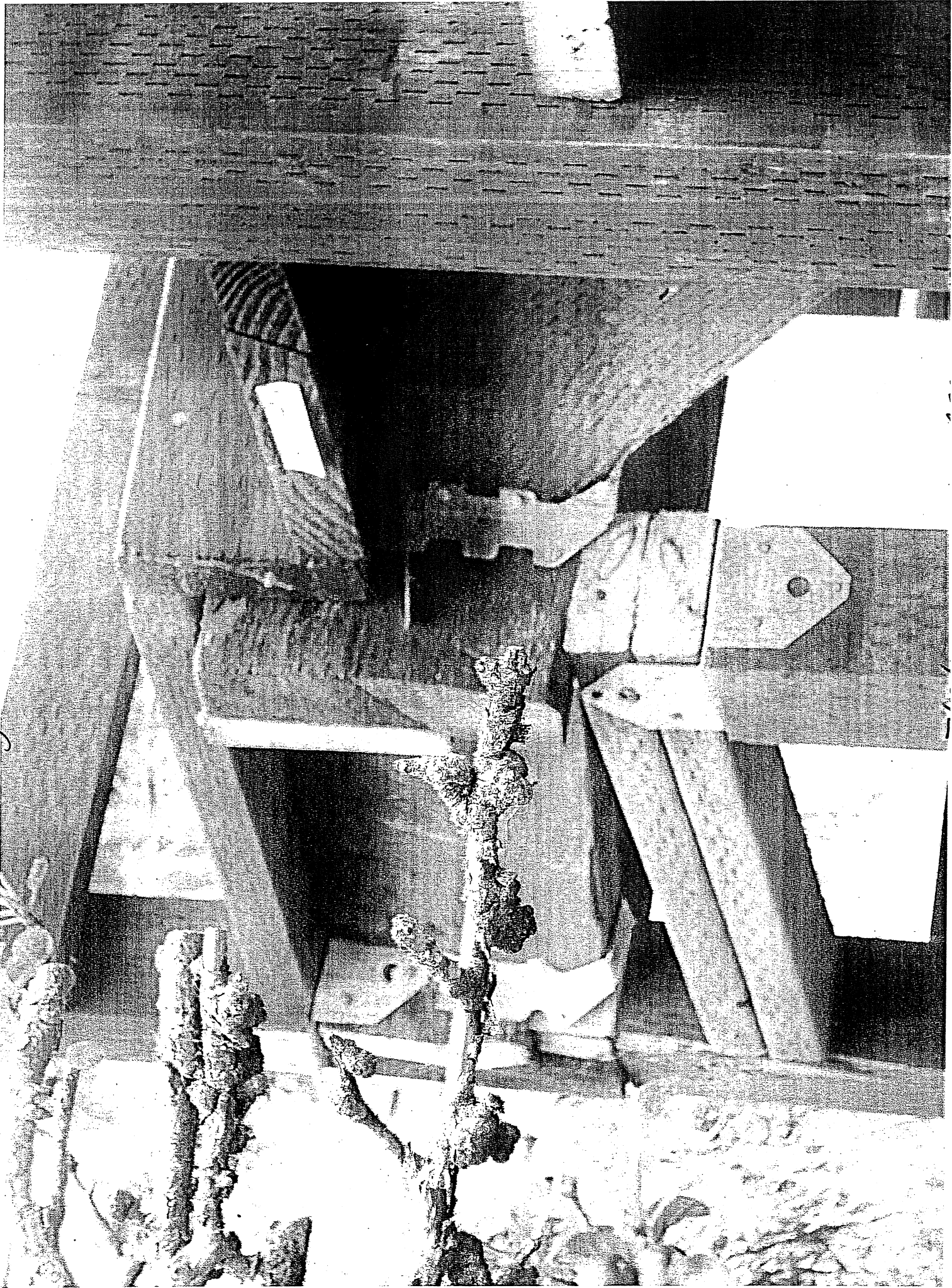


1299 Arguello Blvd

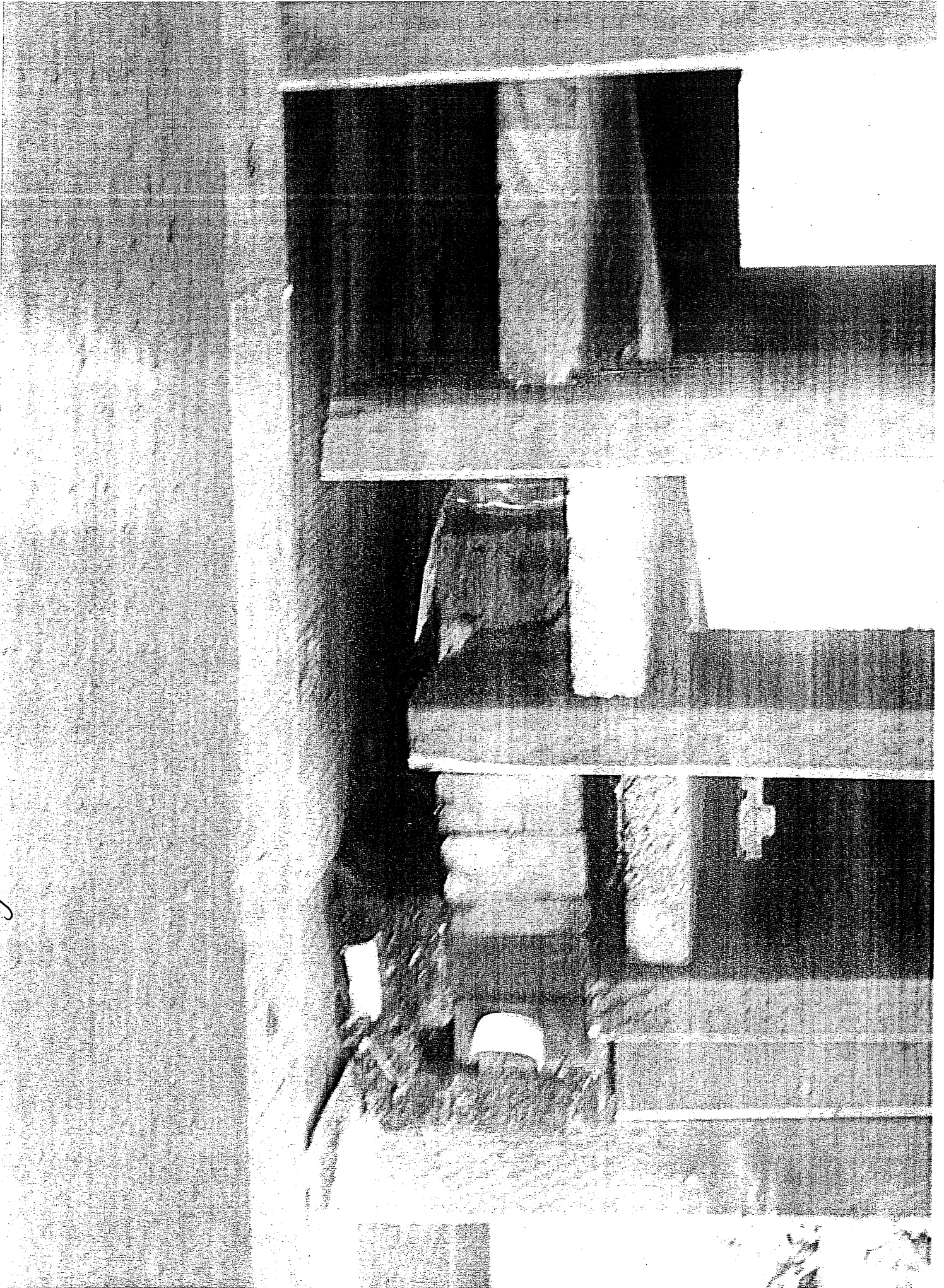
6/5/2012 1299 Arguello Blvd



7.12.2012 1299 Arguello Blvd



7.12.2012 - 1299 Arguello Blvd





DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201186939

OWNER/AGENT: HOM SAM B

MAILING

ADDRESS: HOM SAM B
1299 ARGUELLO BLVD #2
SAN FRANCISCO CA

94122

DATE: 10-JAN-11

LOCATION: 1299 ARGUELLO BL

BLOCK: 1750 LOT: 010

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 REPAIR STAIRS (1001(b)(13)HC)	<p>EXTENSIVE WOOD DETERIORATION WAS NOTED THROUGHOUT THE REAR EXTERIOR STAIRWAY OFF GARAGE AT REAR 1ST LEVEL. THE GUARDRAILS ARE LOOSE AND INSECURE, THE STAIR THREADS, RISERS AND LANDING BOARDS ARE DETERIORATED IN VARIOUS LOCATIONS THROUGHOUT THE STRUCTURE. THE SUPPORTING COLUMNS AND STRINGERS ARE EXTENSIVELY DAMAGED.</p> <p>ASSESS AND REPAIR AND/OR REPLACE LOOSE STAIR THREADS AT REAR STAIRCASE. INVESTIGATE STRUCTURAL INTEGRITY OF ALL SUPPORT MEMBERS AND PERFORM ANY NECESSARY REPAIRS WITH APPLICABLE BUILDING PERMITS.</p>
2 PROVIDE HANDRAILS (802(c),1001(b)(13)HC)	<p>AT REAR STAIRWAY OFF GARAGE AT REAR YARD AT ANY RISER. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1 ¼ INCHES NOR MORE THAN 2 INCHES. THE TOP OF HANDRAILS SHALL NOT BE PLACED LESS THAN 34 INCHES OR MORE THAN 38 INCHES. ENDS SHALL BE RETURNED OR ROUNDED TERMINATIONS OR BENDS.</p>
3 BUILDING PERMIT REQUIRED (301 HC)	<p>FOR REAR STAIRWAY REPAIR AND HANDRAIL INSTALLATION.</p> <p>***YOU MUST OBTAIN A BUILDING PERMIT AND SIGN-OFF BY THE DISTRICT BUILDING INSPECTOR IN ORDER TO CORRECT THIS VIOLATION***</p>
4 REPAIR, MAINTAIN FIRE ESCAPE DROP LADDER IN WORKING CONDITION (SEC 908 HC)	<p>NOTE: UPON BUILDING PERMIT ISSUANCE, CONTACT THE DISTRICT BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF WORK, QUESTIONS AND SCHEDULED INSPECTIONS WITH REGARDS TO APPLICABLE PERMIT. THE BUILDING INSPECTOR IS DIFFERENT THAN THE HOUSING INSPECTOR.</p> <p>REPAIR/SERVICE FIRE ESCAPE DROP LADDERS. PROVIDE CERTIFICATION OR DEMONSTRATE OPERATION TO INSPECTOR AT TIME OF REINSPECTION.</p>



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NOTICE OF VIOLATION

COMPLAINT: 201186939

5 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

6 INSPECTOR COMMENTS

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 15 February 2011 10:45 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Sergio Salvetti AT 415-558-6246

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201186939

OWNER/AGENT: HOM SAM B
 HOM SAM B
 1299 ARGUELLO BLVD #2
 SAN FRANCISCO CA

DATE FILED: 10-JAN-11
 LOCATION: 1299 ARGUELLO BL
 BLOCK: 1750 LOT: 010
 SITE:

94122

RATING: 4 Years OCCUPANCY CODE R2

OWNER'S PHONE --

RECEIVED BY: Sergio Salvetti DIVISION: HIS

CONTACT NAME

COMPLAINT SOURCE: ROUTINES

CONTACT PHONE --

COMPLAINANT: HIS

ASSIGNED TO DIVISION: HIS

SAN FRANCISCO

COMPLAINANT'S PHONE --

DESCRIPTION: ROUTINE
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	SALVETTI	1064	12	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
10-JAN-11	CASE OPENED	HIS	S SALVETTI	CASE RECEIVED	
10-JAN-11	GENERAL MAINTENANCE	HIS	S SALVETTI	INSPECTION OF PREMISES MADE	
10-JAN-11	GENERAL MAINTENANCE	HIS	S SALVETTI	FIRST NOV SENT	Inspector Sergio Salvetti investigated the routine inspection at the common areas of the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation issued on 01/10/11 identified by Complaint Tracking #201186939.
11-JAN-11	GENERAL MAINTENANCE	HIS	S SALVETTI	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	
15-FEB-11	GENERAL MAINTENANCE	HIS	S SALVETTI	REINSPECTION 1	Inspector Sergio Salvetti performed a reinspection on 02/15/11 at 10:45 AM, at the subject property and found that the following items identified on the Notice of



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201186939

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
					Violation issued on 01/10/11 were: ITEM 4 SATISFIED, WORK OREAR STAIRS COMMENCED BUT NO BPA FILED, 30-DAY EXTENSION.
18-JUL-11	GENERAL MAINTENANCE	HIS	S SALVETTI	PERMIT RESEARCH	NO BPA FILED
18-JUL-11	GENERAL MAINTENANCE	HIS	S SALVETTI	FINAL WARNING LETTER SENT	
13-FEB-12	GENERAL MAINTENANCE	HIS	S SALVETTI	PERMIT RESEARCH	NO BPA FILED
13-FEB-12	GENERAL MAINTENANCE	HIS	S SALVETTI	REFER TO DIRECTOR'S HEARING	
09-MAR-12	GENERAL MAINTENANCE	HIS	R DICKS	DIRECTOR HEARING NOTICE POSTED	
23-MAY-12	GENERAL MAINTENANCE	HIS	S SALVETTI	ORDER OF ABATEMENT ISSUED	
23-MAY-12	GENERAL MAINTENANCE	HIS	S SALVETTI	ORDER OF ABATEMENT POSTED	
05-JUN-12	GENERAL MAINTENANCE	HIS	S SALVETTI	ABATEMENT APPEALS BOARD HRG	PREPARED CASE
05-JUN-12	GENERAL MAINTENANCE	HIS	S SALVETTI	INSPECTION OF PREMISES MADE	ADDITIONAL PHOTOS TAKEN
09-JUL-12	GENERAL MAINTENANCE	HIS	S SALVETTI	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	AAB POSTING
12-JUL-12	GENERAL MAINTENANCE	HIS	S SALVETTI	REINSPECTION 2	UPDATED PHOTOS, STATUS OF REPAIR AND PERMIT ISSUANCE UNCHANGED.
12-JUL-12	GENERAL MAINTENANCE	HIS	S SALVETTI	PERMIT RESEARCH	BPA#201207034064 filed 07/03/12 for NOV compliance, NO PERMIT ISSUANCE TO DATE.
12-JUL-12	UNSAFE STAIRS	HIS	S SALVETTI	CASE UPDATE	AT TIME OF INITIAL INSPECTION, OWMER/AGENT WAS CITED FOR STAIRWAY DETERIOATION AND A HANDRAIL REQUIREMENT FOR A REQUIRED 2ND MEANS OF EGRESS. OWNER/AGENT ATTEMPTED TO RE-BUILD STAIRWAY W/O BENEFIT OF AN ISSUED PERMIT. STAIRWAY SYSTEM IS A PRESENT AND IMMINENT HAZARD.

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)



City and County of San Francisco
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201186939

NOV (HIS)

10-JAN-11



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

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(415) 558-6220 Fax No. (415) 558-6249 Email: DBIHIDComplaints@sfgov.org

Website: www.sfdbi.org

PROPERTY OWNER

DATE: 7/18/11

Sam How

PROPERTY ADDRESS: 1299 ARGUELLO

BLOCK/LOT: 1750/010

CTS #: 201186939

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING

On 1/10/2011 your property was inspected and a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and re-inspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days of the initial reinspection date delineated on the Notice of Violation referenced above, and call Housing Inspector SWETT at (415) 558-6246 to schedule a site inspection to verify all requisite repairs have been completed within this time frame.

IF PERMITS ARE REQUIRED

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits and obtain final sign-off from the Building, Plumbing, and/or Electrical Inspector(s) assigned the job card for your issued permit(s) before the required work will be considered completed.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID

This case will not be closed and assessment of costs will continue to accrue until (1) all required repairs are completed as verified by site inspection of the assigned Housing Inspector, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid by cashiers check or money order.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



March 8, 2012

Owner:
Hom Sam B. Et al.
1299 Arguello Blvd., #2
San Francisco, CA 94122

Address: 1299 Arguello Blvd.
Block: 1750 Lot: 010 Seq: 01
Tract: 301 Case: DA0
Inspector: Salvetti/HIS
Hearing Number: 201186939

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: March 22, 2012
At 1660 Mission Street, Room 2001, 2nd Floor, San Francisco, CA 94103 AT 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violations(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector Salvetti/HIS at 415/558-6246 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Rosemary V. Bosque, Chief Housing Inspector
Department of Building Inspection

Enclosures



ORDER OF ABATEMENT
ORDER NO. 201186939 - A

Owner: Hom Sam B. Et al.
1299 Arguello Blvd., #2
San Francisco, CA 94122

Address: 1299 Arguello Blvd.
Block: 1750 Lot: 010 Seq: 01
Census Tract: 301 Source: DA0
Complaint No: 201186939
Date Order of Abatement Issued: April 6, 2012
Inspector/Division: Salvetti/HIS
Housing Division Representative: David Gogna
Hearing Officer: Neil Friedman

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **March 22, 2012** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

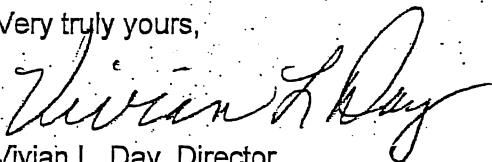
1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **January 10, 2011.**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

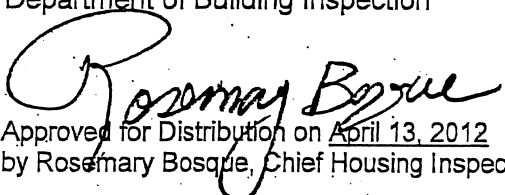
Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – appropriate Building permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,


Vivian L. Day, Director
Department of Building Inspection


Approved for Distribution on April 13, 2012
by Rosemary Bosque, Chief Housing Inspector

Enclosures