

***AAB Regular
Meeting of
May 18, 2022***

Agenda Item D1



ABATEMENT APPEALS BOARD

City & County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 1

Complaint Number: 202174624

PROPERTY OWNER INFORMATION

**Property Owner(s) Name and Appellant: PAMELA WIGET
MESSENGER SERVICE, INC. 7 W CHANSLOR CT
RICHMOND CA 94801**

Appellant: PAMELA WIGET

Building/Property Description: 10 Condo units

Legal Use/Occupancy: R2/ 10 dwelling units

Case Summary: A complaint has been filed with this department regarding a potentially hazardous condition at above location. Unoccupied roof in use as roof deck with furniture + plants This roof is located on a 4 story building and there is no code complaint Guardrails, parapet Approx. 30 inches above roof. A search of city records failed to unearth a building permit for a roof deck bldg. permit #201312265088 Filed to install new roof pavers but not issued. Use of roof as occupied deck is prohibited until roof deck permit is approved

Nature of Violation(s): Unoccupied roof in use as roof deck with furniture + plants This roof is located on a 4 story building and there is no code complaint Guardrails, parapet Approx. 30 inches above roof

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: # 202174624-A

Date: 10/6/2021

Result: Order of Abatement

Order of Abatement: 202174624-A issued with condition: All Permits required for

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 2

compliance of this violation must be completed and final within 30 Days.

Permit Activity: No permit found to comply with notice of violation

Appellant's Request: Appellant appeals the Order to cease the use of a roof deck that was lawfully permitted, constructed and inspected roof deck over 40 years ago and in regular use since by the appellant. Please see attachments for further information

Staff recommendation: Uphold the Order of Abatement and impose assessment of costs

03/24/21	CASE OPENED	BID	Hernandez	CASE RECEIVED	
03/24/21	OTHER BLDG/HOUSING VIOLATION	INS	Duffy	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; ag
03/25/21	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	CASE UPDATE	Spoke to complainant for clarification regarding issues pertaining to the complaint.
04/21/21	OTHER BLDG/HOUSING VIOLATION	INS	Duffy	FIRST NOV SENT	1st NOV issued per DD; ag
04/23/21	OTHER BLDG/HOUSING VIOLATION	INS	Duffy	CASE UPDATE	1st NOV mailed; ag
05/11/21	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	FINAL WARNING LETTER ISSUED	Roof deck
05/11/21	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	FINAL WARNING LETTER SENT	
05/12/21	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	CASE UPDATE	Final warning letter mailed; WS
05/12/21	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	REFERRED TO OTHER DIV	
05/14/21	OTHER BLDG/HOUSING VIOLATION	CES	Hinchion	CASE RECEIVED	Cases will be assigned by Senior Inspector-cbs
06/10/21	UNSAFE DECKS	CES	Hinchion	DIRECTOR HEARING NOTICE POSTED	Prepared DH packet for 7/13/2021
06/10/21	UNSAFE DECKS	CES	Simas	CASE UPDATE	Schedule for DH ds
06/14/21	OTHER BLDG/HOUSING VIOLATION	CES	Simas	DIRECTOR HEARING NOTICE POSTED	Posted dh ds
06/14/21	UNSAFE DECKS	CES	Simas	DIRECTOR HEARING NOTICE POSTED	Posted dh ds
06/14/21	UNSAFE DECKS	CES	Hinchion	CASE UPDATE	DH CERT mail to owners on file-RQ

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 3

06/22/21	UNSAFE DECKS	CES Hinchion	CASE UPDATE	Resent Director's hearing packet per customer's request-RQ
07/07/21	UNSAFE DECKS	CES Hinchion	CASE UPDATE	Continuance approved
07/14/21	UNSAFE DECKS	CES Hinchion	CASE CONTINUED	Continuance mailed to owners on file-RQ
08/09/21	OTHER BLDG/HOUSING VIOLATION	CES Greene	CASE RETURNED	90 day RTS due 11/1/2021 eg
08/26/21	OTHER BLDG/HOUSING VIOLATION	CES Greene	REFER TO DIRECTOR'S HEARING	dh 10/06/2021 eg
09/20/21	OTHER BLDG/HOUSING VIOLATION	CES Greene	CASE UPDATE	90 day RTS has been revised per MH Dh 10/06/21
09/23/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	DIRECTOR HEARING NOTICE POSTED	Prepare Dh packet for 10/06/2021. will cert mail to all owners listed on property profile-RQ
09/24/21	OTHER BLDG/HOUSING VIOLATION	CES Tienda	DIRECTOR HEARING NOTICE POSTED	DH Notice posted for 10/06/21. BT.
10/06/21	OTHER BLDG/HOUSING VIOLATION	CES Hernandez	DIRECTOR'S HEARING DECISION	10/6/2021 Ok to issue 30 DAY ADVISEMENT PER H.O(D.L) with conditions of: Show proof that area of violations has been approved as a roof deck that allows to be use as such. Or Correct unsafe condition within time period indicated (remove furniture + plants from roof) and contact code enforcement so an inspection may be performed to verify compliance. If no action by owner ok to issue OOA. Owner/representative present at DH.MH
11/04/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	CASE UPDATE	MMF 4 months (6/1/21 to 10/1/21)
11/04/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ORDER OF ABATEMENT ISSUED	fees assessed - advisement time up. jh
11/05/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ASSESSMENTS DUE	Prepared OOA/IB-RQ
11/10/21	OTHER BLDG/HOUSING VIOLATION	CES Tienda	ORDER OF ABATEMENT POSTED	OOA Posted. BT
12/01/21	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ABATEMENT APPEALS BOARD HRG	Application and payment recieved and processed-tm
12/03/21	OTHER BLDG/HOUSING VIOLATION	CES Hernandez	ABATEMENT APPEALS BOARD HRG	Application approved for OOA appeal. Case to be schedule. MH
04/19/22	OTHER BLDG/HOUSING VIOLATION	CES Hinchion	ABATEMENT APPEALS BOARD HRG	Prepare AAB report. Jh
04/20/22	OTHER BLDG/HOUSING VIOLATION	CES Lam	ABATEMENT APPEALS BOARD HRG	AAB Notice Posted. Pictures Taken. GL

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 4

05/03/22 OTHER BLDG/HOUSING VIOLATION CES Hinchion CASE UPDATE AAb CM return signed-hb

Abatement Appeals Board Action:

LIST OF DOCUMENTS

- 1) Appellant's Appeal**
- 2) Order of Abatement # and Initial Bill**
- 3) Declaration of service of posting and mailing of Order of Abatement**
- 4) Notice of Violations and Final Warning Notice Letter**
- 5) Photos of current conditions**

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 5

**APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER**

Check Type of Appeal: ☒ Appeal of Director's Order ☐ Request for Jurisdiction ☐ Re-hearing

Appellant Name: Pamela Wiget
Director's Order No 202174624A
Date Appeal Filed: _____

Appeal Number _____
Complaint Tracking No(s) _____
Filing Fee: \$158.10

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of \$158.10 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

Jurisdiction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

Appellant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

- (1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on 30 days after the October 6, 2021, hearing.
- (2) The affected premises are located at 2195 Green Street, San Francisco. They contain 10 dwelling units and 0 guest rooms.
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
Appellant appeals the Order to cease the use of a roof deck that was lawfully permitted, constructed and inspected roof deck over 40 years ago and in regular use since by the appellant. Please see attachments for further information.
- (4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary.).
Director erroneously claimed to have all records related to Department approval and inspection of the roof deck and erroneously failed to Properly consider documents evidencing approval. Please see attachments for further information.
- (5) Please state /check appellant's relationship to the property: ☒ property owner ☐ owner's agent ☐ attorney ☐ architect ☐ engineer ☐ contractor ☐ other _____
If the appellant is an agent of the owner(s) of record please attach documentation delineating representation.
- (6) **Appellant's Information:**
Print Appellant's Name: Pamela Wiget c/o James A. Quadra **Daytime Phone Number:** _____
Appellant's Mailing Address: _____

Abatement Appeals Board (AAB)
Tel. (628) 652-3517 - (628) 652-3426
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 6

Abatement Appeals Board Appeal Application Form
Page Two

- (7) Please state any work that you are aware of that was performed at the subject property without required ☐ building, ☐ plumbing, ☐ electrical permits:
NONE
- (8) Did the current owner(s) of record own the property when this work was performed?
☐ Yes ☒ No
- (9) If no, explain property purchases and approximate time when work was performed:
The work was performed, inspected and approved in 1980 and 1981. Property purchased in 1983
- (10) Please state any work completed to correct the related code violations:
None, there are no code violations and no work to be performed
- (11) What was the extent of the work performed? How much remains to be completed? Roof deck constructed, no work left to be completed.
- (12) When was the work done? 1980/1981
- (13) Who did the work? King & Associates, AIA and CalTile
- (14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
Please see attachments.
- (15) Do you own other properties in San Francisco? ☐ Yes ☒ No
- (16) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? ☐ Yes ☐ No N/A
- (17) If Yes, please list Complaint Tracking or Order numbers
N/A
- (18) Have you owned property in San Francisco before? ☐ Yes ☒ No
- (19) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? ☐ Yes ☐ No No permits required per NOV
- (20) Have you applied for the required permits to abate the subject code violations? ☐ Yes ☐ No N/A
If yes, please list permit applications:
☐ Building Permit Application Nos. N/A
☐ Plumbing Permit Application Nos. N/A
☐ Electrical Permit Application Nos. N/A
- (21) What other permits have you been granted by the City? N/A
- (22) What other facts do you want the Board to consider?
Over 40 years ago, BBI approved the tile decking of the entire roof associated with the approval of the Pentroom and 2nd means of egress for the roof level occupation. Since then, BBI lost or destroyed numerous documents related to the approval. Please see attachments for further information.

I declare under penalty of perjury and the laws of the State of California that the foregoing is true and correct.

Print Name: James A. Quadra

Date Signed: Nov. 30, 2021

Signature: 

Signatory is ☐ property owner ☐ agent ☒ other Attorney

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 7

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Interim Director

ORDER OF ABATEMENT

November 5, 2021

Owner:

WIGET PAMELA R

JAN JACKSON

7 W CHANSLOR CT RICHMOND CA
94801

Property Address: 2195 GREEN ST,

Block: 0557

Lot: 041

Seq: 1

Tract:

Case: BW0

Complaint: 202174624A

Inspector/Division: Hinchion

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202174624A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **October 6, 2021** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. ~~THE OWNER WAS REPRESENTED~~

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:


1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 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.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

All permits required for compliance of this violation
must be completed and final within 30 days and pay all
ces penalty fees

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.


Mauricio E. Hernandez, Chief Building Inspector
Department of Building Inspection

Very truly yours



Patrick O'Riordan, Interim Director
Department of Building Inspection

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

Appeal No. 6905
Date of Abatement Appeals Board Hearing: 5/18/2022
Property Address: 2195 Green St
Block: 0557 Lot: 041
Page 8



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

To:

WIGET PAMELA R
JAN JACKSON
7 W CHANSLOR CT
RICHMOND CA 94801

Dear Property Owner(s):

Date: November 05, 2021
Property Address: 2195 GREEN ST

Block: 0557 Lot: 041 Seq.: 1
Inspector: John Hinchion

Director's Order Number: 202174624 - A

**INITIAL BILL- Assessment of Costs
Code Violations Outstanding**

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2, 102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is : \$2116.26.

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

Please tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

Patrick O'Riordan, Interim Director
Department of Building Inspection


By: Mauricio Hernandez
Chief of Code Enforcement

cc: CED File

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 9



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
49 South Van Ness Ave. Suite 400
San Francisco, CA 94103-1226

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Interim Director

Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al. and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-10)

Owner WIGET PAMELA R
WIGET PAMELA R
JAN JACKSON
7 W CHANSLOR CT
RICHMOND CA 94801

Date November 5, 2021

Complaint Number 202174624

Block 0557 **Lot** 041

Address 2195 GREEN ST

Prepared by Catherine Byrd

Reviewed by MH/RQ

Amount Now Due and Payable \$2,116.26

Comments MMF 4 months (6/1/21 to 10/1/21)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
04/21/21	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
05/11/21	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
05/14/21	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
06/10/21	Reviewed and approved case for Director's Hearing	Inspector	0	\$158.10	\$118.58
06/10/21	Posted Hearing Case Update	Clerical	.25	\$96.72	\$24.18
06/14/21	Certified Mailing	Clerical	.5	\$96.72	\$48.36
06/14/21	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
06/14/21	Processed photos	Inspector	.25	\$158.10	\$39.53
06/22/21	Other	Clerical	1	\$96.72	\$96.72
07/07/21	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
07/14/21	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
08/09/21	Other	Inspector	1	\$158.10	\$158.10
08/26/21	Reviewed and approved case for Director's Hearing	Inspector	0	\$158.10	\$118.58
09/20/21	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
09/23/21	Research Title and Prepare case for Director's Hearing	Clerical	1	\$96.72	\$96.72
09/23/21	Certified Mailing	Clerical	.5	\$96.72	\$48.36
09/24/21	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
10/06/21	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
10/06/21	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
11/04/21	Prepared Assessment of Costs	Inspector	.25	\$158.10	\$39.53
11/04/21	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
11/04/21	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	2	\$96.72	\$193.44
11/05/21	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36

* Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.



Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 10

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Interim Director

DATE AFFIDAVIT PREPARED November 5, 2021

Address: 2195 GREEN ST,

Inspector: Hinchion

Directors' Hearing Date: October 6, 2021

Owner: WIGET PAMELA R
JAN JACKSON
7 W CHANSLOR CT
RICHMOND CA
94801

Hearing Number: 202174624

Block: 0557 Lot No: 041 Seq: 1

Tract: Case: BW0

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 11/8/21, at San Francisco, California. By: [Signature]

(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 11/10/21, at San Francisco, California.

By: Braulio Tienda Signature: [Signature]

(Print name)

(Date)

Code Enforcement Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org

Appeal No. 6905
Date of Abatement Appeals Board Hearing: 5/18/2022
Property Address: 2195 Green St
Block: 0557 Lot: 041
Page 11



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 Ave, Suite 400 San Francisco, CA

NOTICE: 1

NUMBER: 202174624
DATE: 23-APR-21

ADDRESS: 2195 GREEN ST 5

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 0557 LOT: 041

☐ 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: WIGET PAMELA R
MAILING: WIGET PAMELA R
ADDRESS: JAN JACKSON
7 W CHANSLOR CT
RICHMOND CA

PHONE #: --

94801

PERSON CONTACTED @ SITE: WIGET PAMELA R

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A complaint has been filed with this department regarding a potentially hazardous condition at above location. Unoccupied roof in use as roof deck with furniture + plants. This roof is located on a 4 story building and there is no code complaint Guardrails, parapet Appro: 30 inches above roof. A search of city records failed to unearth a building permit for a roof deck bldg permit #201312265088 Filed to install new roof pavers but not issued. Use of roof as occupied deck is prohibited until roof deck permit is approved

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4

628-652-3437

☐ 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 SIGNOFF.

☒ CORRECT VIOLATIONS WITHIN 14 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.

Correct unsafe condition within time period indicated (remove furniture + plants from roof) and contact inspector named below so an inspection may be performed to verify compliance. Failure to do so will result in further action by this department.

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: Donal J Duffy

PHONE # 628-652-3437

DIVISION: BID

DISTRICT:

By: (Inspector's Signature)

Appeal No. 6905
Date of Abatement Appeals Board Hearing: 5/18/2022
Property Address: 2195 Green St
Block: 0557 Lot: 041
Page 12



DEPARTMENT OF BUILDING INSPECTION

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

DATE: 05/11/2021

PROPERTY ADDRESS:
2195 GREEN ST

BLOCK: 0557 LOT: 041

Building Complaint #: 202174624

WIGET PAMELA R
WIGET PAMELA R
JAN JACKSON
7 W CHANSLOR CT
RICHMOND CA 94801

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 04/23/2021 your property was inspected and/or 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. Your case has been referred to the Code Enforcement Division for enforcement.

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. Contact the Code Enforcement Division at (628) 652-3430 if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

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 work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

Appeal No. 6905

Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 13

HEARING INFORMATION FORM



Page 14

APPROVED
Dept. Public Works

DEC 1 1981

R. C. Long
CONSTRUCTION
CONTRACTOR

1-1-82

DATE: 10-8-81

PERMIT NO: 477398

PLUMBING RECEIPT NO: 104777

ISSUED: DEC 16 1981

APPLICATION FOR BUILDING PERMIT
ALTERATIONS, ALTERATIONS OR REPAIRS

OFFICE COPY

APPLICANT'S ADDRESS: 2195 Green Street

DATE: OCT 15 1981

ESTIMATED COST: \$55,000

DESCRIPTION OF EXISTING BUILDING					
(1A) TYPE OF CONSTRUCTION: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 <input type="checkbox"/> 14 <input type="checkbox"/> 15 <input type="checkbox"/> 16 <input type="checkbox"/> 17 <input type="checkbox"/> 18 <input type="checkbox"/> 19 <input type="checkbox"/> 20 <input type="checkbox"/> 21 <input type="checkbox"/> 22 <input type="checkbox"/> 23 <input type="checkbox"/> 24 <input type="checkbox"/> 25 <input type="checkbox"/> 26 <input type="checkbox"/> 27 <input type="checkbox"/> 28 <input type="checkbox"/> 29 <input type="checkbox"/> 30 <input type="checkbox"/> 31 <input type="checkbox"/> 32 <input type="checkbox"/> 33 <input type="checkbox"/> 34 <input type="checkbox"/> 35 <input type="checkbox"/> 36 <input type="checkbox"/> 37 <input type="checkbox"/> 38 <input type="checkbox"/> 39 <input type="checkbox"/> 40 <input type="checkbox"/> 41 <input type="checkbox"/> 42 <input type="checkbox"/> 43 <input type="checkbox"/> 44 <input type="checkbox"/> 45 <input type="checkbox"/> 46 <input type="checkbox"/> 47 <input type="checkbox"/> 48 <input type="checkbox"/> 49 <input type="checkbox"/> 50 <input type="checkbox"/> 51 <input type="checkbox"/> 52 <input type="checkbox"/> 53 <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 <input type="checkbox"/> 57 <input type="checkbox"/> 58 <input type="checkbox"/> 59 <input type="checkbox"/> 60 <input type="checkbox"/> 61 <input type="checkbox"/> 62 <input type="checkbox"/> 63 <input type="checkbox"/> 64 <input type="checkbox"/> 65 <input type="checkbox"/> 66 <input type="checkbox"/> 67 <input type="checkbox"/> 68 <input type="checkbox"/> 69 <input type="checkbox"/> 70 <input type="checkbox"/> 71 <input type="checkbox"/> 72 <input type="checkbox"/> 73 <input type="checkbox"/> 74 <input type="checkbox"/> 75 <input type="checkbox"/> 76 <input type="checkbox"/> 77 <input type="checkbox"/> 78 <input type="checkbox"/> 79 <input type="checkbox"/> 80 <input type="checkbox"/> 81 <input type="checkbox"/> 82 <input type="checkbox"/> 83 <input type="checkbox"/> 84 <input type="checkbox"/> 85 <input type="checkbox"/> 86 <input type="checkbox"/> 87 <input type="checkbox"/> 88 <input type="checkbox"/> 89 <input type="checkbox"/> 90 <input type="checkbox"/> 91 <input type="checkbox"/> 92 <input type="checkbox"/> 93 <input type="checkbox"/> 94 <input type="checkbox"/> 95 <input type="checkbox"/> 96 <input type="checkbox"/> 97 <input type="checkbox"/> 98 <input type="checkbox"/> 99 <input type="checkbox"/> 100	(1A) NUMBER OF STORIES OF OCCUPANCY: 4	(1A) NUMBER OF BASEMENTS AND CELLARS: 1	(1A) PRESENT USE: Apartment Building	(1A) BLDG. CODE OCCUP. CLASS: H	(1A) NO. OF DWELLING UNITS: 10

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(2) TYPE OF CONSTRUCTION: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 <input type="checkbox"/> 14 <input type="checkbox"/> 15 <input type="checkbox"/> 16 <input type="checkbox"/> 17 <input type="checkbox"/> 18 <input type="checkbox"/> 19 <input type="checkbox"/> 20 <input type="checkbox"/> 21 <input type="checkbox"/> 22 <input type="checkbox"/> 23 <input type="checkbox"/> 24 <input type="checkbox"/> 25 <input type="checkbox"/> 26 <input type="checkbox"/> 27 <input type="checkbox"/> 28 <input type="checkbox"/> 29 <input type="checkbox"/> 30 <input type="checkbox"/> 31 <input type="checkbox"/> 32 <input type="checkbox"/> 33 <input type="checkbox"/> 34 <input type="checkbox"/> 35 <input type="checkbox"/> 36 <input type="checkbox"/> 37 <input type="checkbox"/> 38 <input type="checkbox"/> 39 <input type="checkbox"/> 40 <input type="checkbox"/> 41 <input type="checkbox"/> 42 <input type="checkbox"/> 43 <input type="checkbox"/> 44 <input type="checkbox"/> 45 <input type="checkbox"/> 46 <input type="checkbox"/> 47 <input type="checkbox"/> 48 <input type="checkbox"/> 49 <input type="checkbox"/> 50 <input type="checkbox"/> 51 <input type="checkbox"/> 52 <input type="checkbox"/> 53 <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 <input type="checkbox"/> 57 <input type="checkbox"/> 58 <input type="checkbox"/> 59 <input type="checkbox"/> 60 <input type="checkbox"/> 61 <input type="checkbox"/> 62 <input type="checkbox"/> 63 <input type="checkbox"/> 64 <input type="checkbox"/> 65 <input type="checkbox"/> 66 <input type="checkbox"/> 67 <input type="checkbox"/> 68 <input type="checkbox"/> 69 <input type="checkbox"/> 70 <input type="checkbox"/> 71 <input type="checkbox"/> 72 <input type="checkbox"/> 73 <input type="checkbox"/> 74 <input type="checkbox"/> 75 <input type="checkbox"/> 76 <input type="checkbox"/> 77 <input type="checkbox"/> 78 <input type="checkbox"/> 79 <input type="checkbox"/> 80 <input type="checkbox"/> 81 <input type="checkbox"/> 82 <input type="checkbox"/> 83 <input type="checkbox"/> 84 <input type="checkbox"/> 85 <input type="checkbox"/> 86 <input type="checkbox"/> 87 <input type="checkbox"/> 88 <input type="checkbox"/> 89 <input type="checkbox"/> 90 <input type="checkbox"/> 91 <input type="checkbox"/> 92 <input type="checkbox"/> 93 <input type="checkbox"/> 94 <input type="checkbox"/> 95 <input type="checkbox"/> 96 <input type="checkbox"/> 97 <input type="checkbox"/> 98 <input type="checkbox"/> 99 <input type="checkbox"/> 100	(2) NUMBER OF STORIES OF OCCUPANCY: 4	(2) NUMBER OF BASEMENTS AND CELLARS: 1	(2) PROPOSED USE: Same	(2) BLDG. CODE OCCUP. CLASS: H	(2) NO. OF DWELLING UNITS: 10

10+ sleeping room.

(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☒ NO ☐

(10B) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT: 81

(10C) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES ☒ NO ☐

(10D) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES ☒ NO ☐

(10E) ELECTRICAL WORK TO BE PERFORMED? YES ☒ NO ☐

(10F) IF YES, STATE NEW GROUND FLOOR AREA: 52.11

(10G) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☒ NO ☐

(10H) PAVING WORK TO BE PERFORMED? YES ☒ NO ☐

(10I) GENERAL CONTRACTOR: KING CONSTRUCTION, 625 Greenwich, San Francisco, CA 94133

(10J) ARCHITECT OF ENGINEER (DESIGN OR CONSTRUCTION): KING & ASSOCIATES/ARCHITECTS, 625 Greenwich, San Francisco, CA 94133

(10K) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

(10L) OWNER: OLYMPIC SAVINGS & LOAN, San Francisco, CA 94166

(10M) CASTON CORPORATION, San Francisco, CA 94133 (Ann King)

(10N) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

In add 3 lenal parking spaces within the existing builidin envelope at the Ground Floor. One of the spaces will be a tandem space to be created within an existing garage that already has one existing legal space. No structural work will be necessary. (NOTE: the structural work was previously approved under Application No. 8010873, Permit No. 469337, issued March 17, 1981). The other 2 single spaces to be added will be done in an existing unexcavated area. Drawings showing that structural work are being submitted with this application. To also add a Greenhouse at roof level whose maximum dimensions will be 16'-9 1/2" x 16'-10 1/2". The roof will slope from 8'-6" at south wall to 10'-0" at north wall where it will be attached to existing roof structure whose height is also 10'-0". The addition of this Greenhouse is below the 40'-0 building height limit of the Fillmore Street sidewalk curb, and does not occur within the last 10 (ten) feet of the rear of the building.

(NOTE TO THE PLANNING DEPARTMENT: the existing Sleeping Room APPLICANT'S CERTIFICATION was legalized by Appic. IMPORTANT NOTICES No. 7905271.

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104 B, 104 B.1, 104 C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 4' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 507 A B, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) OR (22) THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROVALS: 001

☐ OWNER ☒ ARCHITECT ☐ ENGINEER

☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY

☐ CONTRACTOR ☐ ATTORNEY IN FACT

Permit No. 456494, issued Jan. 17, 1980).

APPLICANT'S SIGNATURE: Ann King

DATE: Oct. 6, 1981

