AAB Regular Meeting of June 15, 2022

Agenda Item C Staff Report

TO COUNTY OF THE PARTY OF THE P

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 Continued Abatement Appeals Board Hearing: 06/15/2022

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

Property Address: 2195 Green St

Block: 0557

Lot: 041

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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

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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Order of Abatement: 202174624-A issued with condition: All Permits required for 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 DIRECTOR	Cases will be assigned by Senior Inspector- cbs
06/10/21	UNSAFE DECKS	CES	Hinchion	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

Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St

Block: 0557 Lot: 041

06/14/21	UNSAFE DECKS	CES	Hinchion	CASE UPDATE	DH CERT mail to owners on file-RQ
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 DIRECTOR	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	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		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
					**

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

Property Address: 2195 Green St

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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) DBI Permit Details
- 6) Photos of current conditions

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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

heck	Type of Appeal: X Appeal of Director's O	der Request for Jurisdiction Re-hearing
	ant Name: Pamela Wiget	Appeal Number
	or's Order No <u>202174624A</u> appeal Filed:	Complaint Tracking No(s) Filing Fee: _\$158.10_
and co	omplete pages 1 through 3 for Requests for able), and (3) include the requisite filing fee sco Department of Building Inspection). Ple	on pages 1 and 2 for appeals of Director's Orders, Jurisdiction, (2) sign the bottom of page 2 (and 3 if of \$158.10 (checks are payable to the San ease attach additional pages as necessary and print
Buildin bower SFBC bublic	ng Code (SFBC), and Chapter 77of the San to hear and decide appeals from Orders of Section 102A. The Board may "uphold, mo	AAB): Under Section 105A.2 of the San Francisco Francisco Administrative Code, the AAB has the Abatement and hear direct appeals pursuant to odify, or reverse such orders, provided that the did most nearly in accordance with the intent and ng Code." (SFBC 105A.2.3).
Appel and m	lant Questionnaire & Declaration: The ur akes the following allegations in connection	ndersigned appellant hereby appeals to the AAB therewith:
1)	The Order appealed from was made at a public City and County of San Francisco, on 30 days a	hearing by the Director of Building Inspection, of the after the October 6, 2021, hearing.
2)	The affected premises are located at <u>2195 Greet</u> 10 dwelling units and <u>0</u> guest rooms.	en Street , San Francisco. They contain
3)	any material facts relating thereto	of a roof deck that was lawfully permitted, constructed in regular use since by the appellant.
4)	reversed by this board. (Attach additional shee	claim the appealed action should be modified or t(s) if necessary.). Its related to Department approval and inspection of the insider documents evidencing approval. Please see
(5)	Please state /check appellant's relationship to to attorney architect engineer contif the appellant is an agent of the owner(s) of representation.	the property: N property owner bwner's agent tractor other ordered decord please attach documentation delineating
(6)	Appellant's Information: Print Appellant's Name: Pamela Wiget c/o Jar	nes A. Quadra Daytime Phone Number 415.426.3502
	Appellant's Mailing Address: 649 Mission St., 5	5 th Fl., SF, CA, 94105
	Abatement Ap	peals Board (AAB)

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

Date of Abatement Appeals Board Hearing: 5/18/2022
Property Address: 2195 Green St

Block: 0557 Lot: 041

Abate Page	ement Appeals Board Appeal Application Form
(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?
(9)	☐ Yes ☒ No 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
(12)	What was the extent of the work performed? How much remains to be completed? Roof deck ructed, no work left to be completed. When was the work done? 1980/1981
(13) (14)	Who did the work? King & Associates, AIA and CalTile What is your occupation? If you are a co-owner, list all other co-owners and other occupants. Please see attachments.
(15) (16) (17)	Do you own other properties in San Francisco? Yes No If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? Yes No N/A If Yes, please list Complaint Tracking or Order numbers N/A
(18) (19) (20)	Have you owned property in San Francisco before? Yes No 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 Have you applied for the required permits to abate the subject code violations? Yes No N/A lf 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 2 nd 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.
decla	are under penalty of perjury and the laws of the State of California that the foregoing is true and correct.
	Name: James A. Quadra Signed: Nov. 30, 2021 Signatory is property owner agent other Attorney

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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 Tract: Lot: 041 Case: BW0 Seq: 1

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:

- 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.
- 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 Hernandez, Chief Building Inspector

Department of Building Inspection

Patrick O'Riordan, Interim Director Department of Building Inspection

Very truly yours

Code Enforcement Division

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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

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:

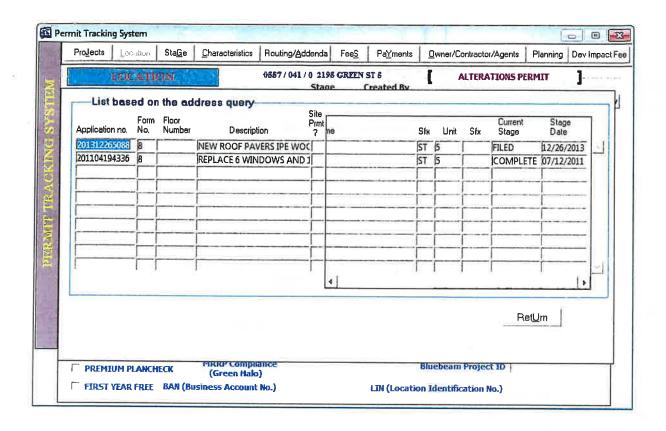
Date	Action	Staff	Time in hrs	Rate	Amount
04/21/21	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
05/11/21	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
05/14/21	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
06/10/21	Reviewed and approved case for Director's 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.

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

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

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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,

Hearing Number: 202174624

Inspector: Hinchion

Block: 0557 Lot No: 041

Directors' Hearing Date: October 6, 2021

Owner: WIGET PAMELA R

Tract:

Case: BW0

JAN JACKSON 7 W CHANSLOR CT RICHMOND CA

94801

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.

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

I, the undersigned, declare that I am employeed 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 dld 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: 1110121, at San Francisco, California.

(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

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

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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	NUMBER: 202174624
City and County of San Francisco		DATE: 23-APR-21
49 South Van Ness Ave, Suite 400 San Francisc	o, CA	
ADDRESS: 2195 GREET ST 5		
OCCUPANCY/USE: R-2 (RESIDENTIAL- APA	RTMENTS & CONDOMINIUMS W/3	BLOCK: 0557 LOT: 041
If checked, this information is based upons site-observa Notice of Violation will be issued.	ion only. Further research may indicate that	legal use is different. If so, a revised
OWNER/AGENT: WIGET PAMELA R		PHONE #:
MAILING WIGET PAMELA R ADDRESS IAN IACKSON		
ADDRESS JAN JACKSON 7 W CHANSLOR CT		
RICHMOND CA	94801	
		PMOND II
PERSON CONTACTED @ SITE: WIGET PAN	LATION DESCRIP	PHONE #:
	LATION DESCRIP	
WORK WITHOUT PERMIT		106.1.1
ADDITIONAL WORK-PERMIT REQUIRE		106.4.7
EXPIRED OR CANCELLED PERMIT P	4# :	106.4.4
✓ UNSAFE BUILDING SEE ATTACHM	ENTS	102.1
30 inches above roof. A search of city records failed install new roof pavers but not issued. Use of roof a	occupied deck is prohibited until roof	deck permit is approved
☐STOP ALL WORK SFBC 104.2.	ORRECTIVE ACTION	UN:
STOT ALL WORK SFBC 104.2.		628-652-3437
FILE BUILDING PERMIT WITHIN DAYS OBTAIN PERMIT WITHIN DAYS AND CO SIGNOFF.		of This Notice Must Accompany the Permit Application AYS, INCLUDING FINAL INSPECTION AND
CORRECT VIOLATIONS WITHIN 14 DAYS	✓ NO PERMIT REQUIR	ED
YOU FAILED TO COMPLY WITH THE NOTICE(S) D		ITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOT SEE ATTACHMENT FOR ADDITIONAL V 	CE WILL CAUSE ABATEMENT P ARNINGS.	ROCEEDINGS TO BEGIN.
Correct unsafe condition within time period indicatinspection may be performed to verify compliance. INVESTIGATION FEE OR OTHER FEE WILL AP	Faiure to do so will results in further a	f) and contact inspector named below so an ction by this department.
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 PERFORMI	
	DEPARTMENT OF BUILDING INS	SPECTION
CONTACT INSPECTOR: Donal J Duffy		
PHONE # 628-652-3437 By:(Inspectors's Signature)	DIVISION: BID DISTRI	CT:

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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Inspection Services
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 941031226

DATE: 05/11/2021

PROPERTY ADDRESS: 2195 GREEN ST

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

BLOCK: 0557 LOT: 041

Building Complaint #: 202174624

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 reinspections, (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:

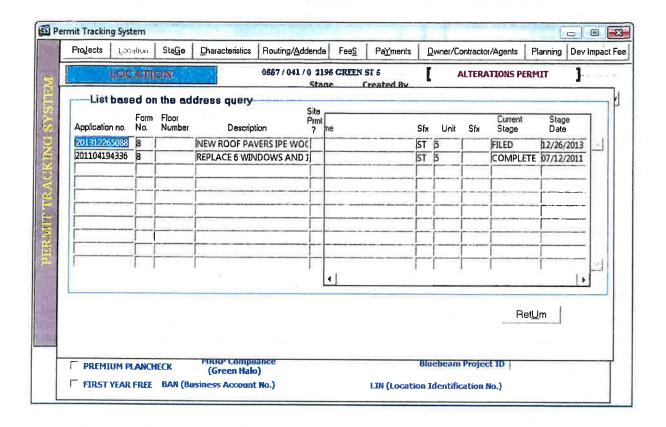
This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

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

Property Address: 2195 Green St

Block: 0557 Lot: 041



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

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 15



DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/19/22 08:28:20

Permit details report

Application Number: 201312265088

Bluebeam ID:

Form Number: 8 Application NEW ROOF PAVERS IPE WOOD OVER PEDESTAL SYSTEM

Description:

Address: 0557/041/0 2195 GREEN ST 5

Occupancy R-2

Cost: \$100,000

code:

Building 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
26-DEC-2013	TRIAGE	
26-DEC-2013	FILING	
26-DEC-2013	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step#	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	NTAKE	26-DEC-2013	26-DEC-2013			26-DEC-2013	BUFKA SUSAN	
2	CP-ZOC							
3	BLDG							
4	SFFD							
5	СРВ							

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

Property Address: 2195 Green St

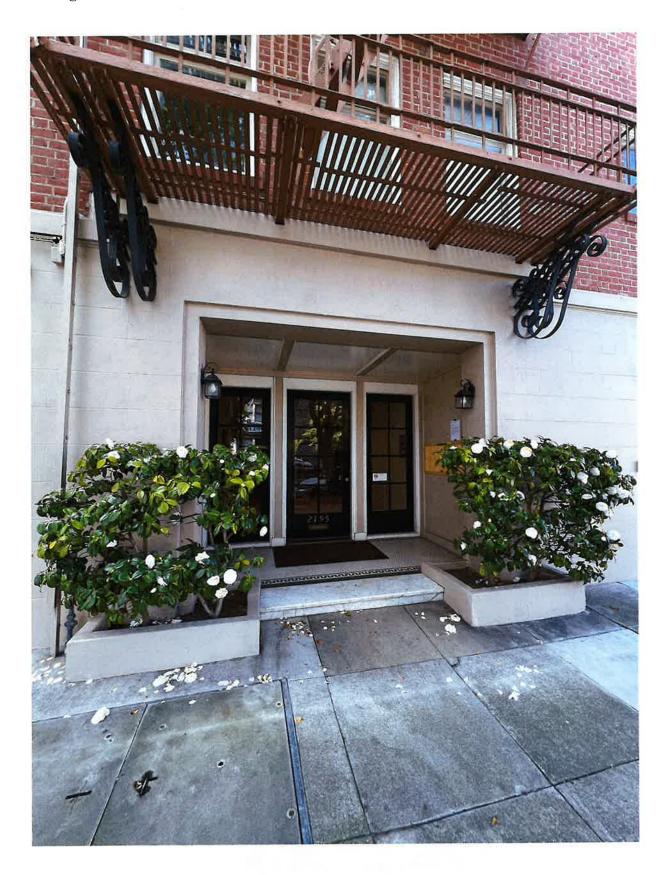
Block: 0557 Lot: 041



Appeal No. 6905 Date of Abatement Appeals Board Hearing: 5/18/2022

Property Address: 2195 Green St

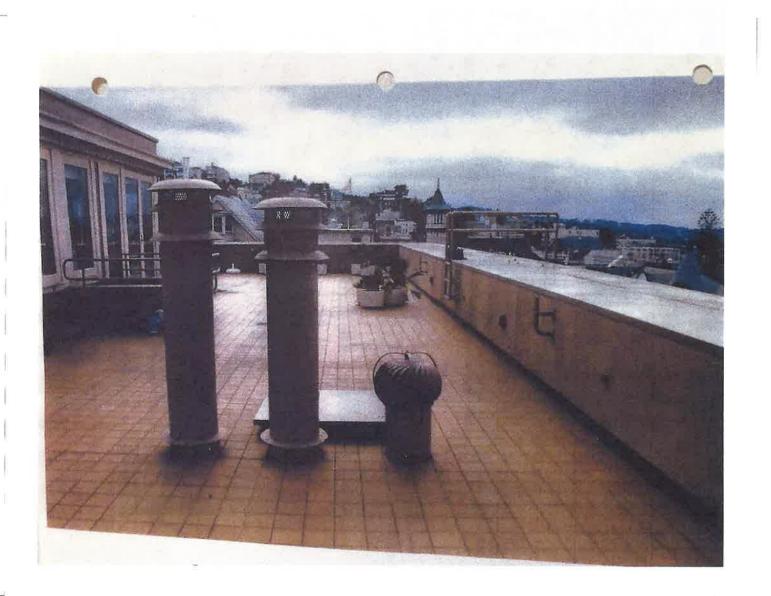
Block: 0557 Lot: 041



Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St Block: 0557 Lot: 041



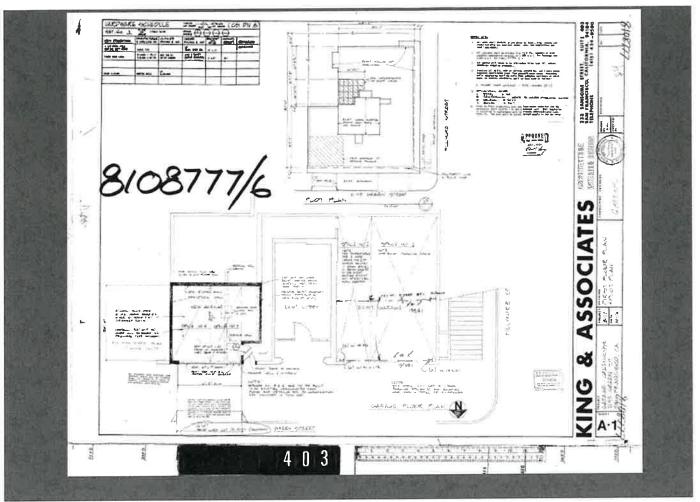






Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St Block: 0557 Lot: 041

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477398 DEC 16 1981	\$55,000 P		
	ON OF EXISTING BUILDING		
IA) TYPE OF CONSTR. I.B. D. N.O.K. ISAN NUMBER OF STORES IN BUSINESSE MENTS AND CRULAR AND CRULAR AND CRULAR	Apartment Building	OCCUP CLASSE H	NO OF DWFLING
	LDING AFTER PROPOSED ALTERATION 104	sleeping room.	400
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WILL SIDEWALK OVER 159CX (15) WILL BUILDING SUB-SIDEWALK SPACE SE FATEND BEYOND	VISO DISCONSTRUCTO VISO	SE USED DURING CONSTRUCTIONS	Okan
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ING CONSTRUCTION, 625 Greenwich, San Franc	isco, CA 94133 391-2722	385320	
	ich, San Francisco, CA 94133)C9182	14 140
LYMPIC SAVINGS & LOAN, 926 Taraval, San Fr	ancisco, CA 94166		
ASTON CORPORATION, 625 Greenwich, San Fran	09155	391-1467	BY SURPAU)
WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION	REFERENCE TO PLANS IS NOT SUFFICIENT!		
To add 3 legal parking spaces within the	existing building envelope at	the Ground Floor	r
One of the spaces will be a tandem space	to be created within an existi	ng garace that	
already has one existing legal space. No			the
structural work was previously approved u			
issued March 17, 1981). The other 2 sing	le spaces to be added will be	done in an exist	ing
unexcavated area. Drawings showing that			V
application. To also add a Greenhouse at			-
16'-9 1/2" x 16'-10 1/2". The roof will:			orth
wall where it will be attached to existing			
addition of this Greenhouse is below the			
		Aba Edillores Ed	
sidewalk curb, and does not occur within :	the last 10 (ten) foot of the	the Fillmore 5t	reet
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SKIMT. PRESENT STREET

THE COUNTY OF STREET OF ST

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 Continued Abatement Appeals Board Hearing: 06/15/2022

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

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 2

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

Block: 0557 Lot: 041

06/14/21	UNSAFE DECKS	CES	Hinchion	CASE UPDATE	DH CERT mail to owners on file-RQ
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		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	ÖTHER 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 DIRECTOR HEARING	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	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		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	502	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

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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) DBI Permit Details
- 6) Photos of current conditions

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: X Appea	l of Director's Orde	r 🗌	Request for J	lurisdiction 🗌	Re-hearing
Appell	ant Name: Pamela Wiget	A	ppeal	Number		
	or's Order No <u>202174624A</u> ppeal Filed:			aint Tracking Fee: <u>\$158.10</u>	No(s)	<u>*</u>
and co	ctions: Please (1) answer a emplete pages 1 through 3 for able), and (3) include the red sco Department of Building .	or Requests for Jur quisite filing fee of S	isdict \$158.	ion, (2) sign t 10 (checks ar	he bottom of p re payable to t	bage 2 (and 3 if he San
Buildir bower SFBC bublic	liction of the Abatement A ng Code (SFBC), and Chapt to hear and decide appeals Section 102A The Board health, safety and public we se of this code and the San	er 77of the San Fra from Orders of Abamay "uphold, modif elfare are secured n	anciso atemo fy, or nost r	co Administra ent and hear reverse such nearly in acco	tive Code, the direct appeals orders, providence with the	pursuant to led that the
Appel and m	lant Questionnaire & Declarion allegation	aration: The undens in connection the	rsign erewit	ed appellant l h:	hereby appeal	s to the AAB
1)	The Order appealed from was City and County of San Franc	s made at a public he isco, on <u>30 days afte</u>	earing er the (by the Director October 6, 202	r of Building Ins 1, hearing.	pection, of the
2)	The affected premises are loc 10 dwelling units and 0 gu	ated at 2195 Green suest rooms.	Street		, San Franc	isco. They contain
(3)	State in ordinary and concise any material facts relating the Appellant appeals the Order and inspected roof deck over Please see attachments f	reto. to cease the use of a 40 years ago and in	a roof	deck that was	lawfully permit	ted, constructed
(4)	State the relief you seek and reversed by this board. (Attac Director erroneously claimed roof deck and erroneously fail attachments for further inform	ch additional sheet(s) to have all records red to Properly consider) if ned elated	cessary.). I to Departmer	nt approval and	inspection of the
(5)	Please state /check appellant attorney architect If the appellant is an agent of representation.	engineer contrac	ctor	other)	
(6)	Appellant's Information: Print Appellant's Name: Pan	nela Wiget c/o James	s A. Q	uadra Daytimo	e Phone Numb	er. <u>415.426.3502</u>
	Appellant's Mailing Address:	649 Mission St., 5th F	FI., SF	CA, 94105		
		Abatement Appea	als Bo	ard (AAB)		

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

Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St

Block: 0557 Lot: 041

Page	ement Appeals Board Appeal Application Form Two
(7)	Please state any work that you are aware of that was performed at the subject property without required building, plumbing, electrical permits:
(8)	Did the current owner(s) of record own the property when this work was performed?
(9)	☐ Yes ☒ No 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) constr (12)	What was the extent of the work performed? How much remains to be completed? Roof deck ructed, no work left to be completed. 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 2 nd 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.
l decla	re under penalty of perjury and the laws of the State of California that the foregoing is true and correct.
	lame: James A. Quadra Signature:
Date 5	Signatory is property owner agent other Attorney

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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City and County of San Francisco Department of Building Inspection



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

Seq: 1

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 Tract:

Lot: 041

Case: BW0

Complaint: 202174624A

Inspector/Division: Hinchlon

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:

- 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.
- THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
- 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 Hernandez, Chief Building Inspector

Department of Building Inspection

Patrick O'Riordan, Interim Director Department of Building Inspection

Very truly yours

Code Enforcement Division

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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 Nov

November 5, 2021

Complaint Number 202174624

Block 0557 Lot 0

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:

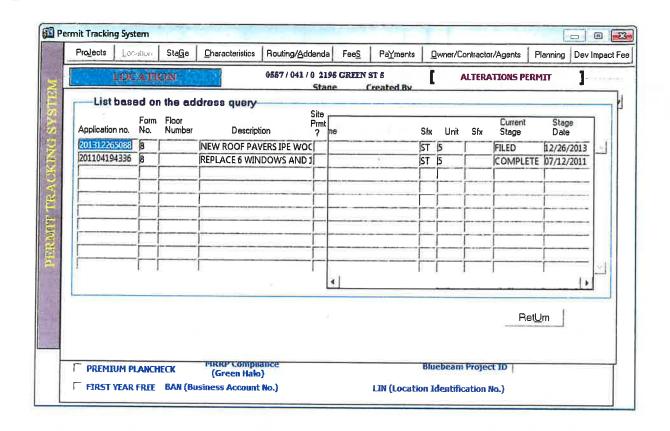
Date	Action	Staff	Time in hrs	Rate	Amount
04/21/21	Issued Notice of Violation and Data entry	Inspector	.75	\$158.10	\$118.58
05/11/21	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
05/14/21	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
06/10/21	Reviewed and approved case for Director's 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.

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

Property Address: 2195 Green St

Block: 0557 Lot: 041



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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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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,

Hearing Number: 202174624

Inspector: Hinchion

Block: 0557 Lot No: 041

Directors' Hearing Date: October 6, 2021

Tract:

Case: BW0

Owner: WIGET PAMELA R

JAN JACKSON 7 W CHANSLOR CT RICHMOND CA

94801

<u>Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building</u> 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.

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

I, the undersigned, declare that I am employeed 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: 11102, at San Francisco, California.

(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

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

Page 12



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		NUMBER: 202174624
City and County of San Francisco			DATE: 23-APR-21
49 South Van Ness Ave, Suite 400 San Francisco,	CA		
ADDRESS: 2195 GREET ST 5			
OCCUPANCY/USE: R-2 (RESIDENTIAL- APART	MENTS & CONDO	OMINIUMS W/3 BLO	CK: 0557 LOT: 041
If checked, this information is based upons site-observation. Notice of Violation will be issued.	only. Further researe		
OWNER/AGENT: WIGET PAMELA R		Pł	IONE #:
MAILING WIGET PAMELA R ADDRESS IAN IACKSON	24.		
ADDRESS JAN JACKSON 7 W CHANSLOR CT			
RICHMOND CA	94801		
PERSON CONTACTED @ SITE: WIGET PAME	A R		PHONE #:
VIOL	ATION D	ESCRIPTIO	N: CODE/SECTION#
WORK WITHOUT PERMIT			106.1.1
ADDITIONAL WORK-PERMIT REQUIRED			106.4.7
EXPIRED OR CANCELLED PERMIT PAS			106.4.4
			102.1
✓ UNSAFE BUILDING SEE ATTACHME	NTS		102.1
install new roof pavers but not issued. Use of roof as o		E ACTION	
□STOP ALL WORK SFBC 104.2.4			628-652-3437
☐ FILE BUILDING PERMIT WITHIN DAYS ☐ OBTAIN PERMIT WITHIN DAYS AND COMP SIGNOFF.			Notice Must Accompany the Permit Application INCLUDING FINAL INSPECTION AND
CORRECT VIOLATIONS WITHIN 14 DAYS.	✓ NO PEI	RMIT REQUIRED	
YOU FAILED TO COMPLY WITH THE NOTICE(S) DAT			ED ABATEMENT PROCEEDINGS.
 PAILURE TO COMPLY WITH THIS NOTICE SEE ATTACHMENT FOR ADDITIONAL WA 	E WILL CAUSE A RNINGS.	BATEMENT PROC	EEDINGS TO BEGIN.
Correct unsafe condition within time period indicated inspection may be performed to verify compliance. Fairnvestigation fee OR OTHER FEE WILL APPL	iure to do so will re		
		CEEDING SCOPE OF P	DEDRAFFY
	·		NO PENALTY
OTHER:	REINSPECTION FE		(WORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT		ORK PERFORMED W.	
BY ORDER OF THE DIRECTOR, DI CONTACT INSPECTOR: Donal J Duffy	PARIMENT OF	BUILDING INSPEC	ION
PHONE # 628-652-3437 By:(Inspectors's Signature)	DIVISION: BID	DISTRICT:	
-2 ('makaasasa a ABumasa)		-	

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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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DEPARTMENT OF BUILDING INSPECTION



Inspection Services
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 941031226

DATE: 05/11/2021

PROPERTY ADDRESS: 2195 GREEN ST

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

BLOCK: 0557 LOT: 041

Building Complaint #: 202174624

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 reinspections, (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:

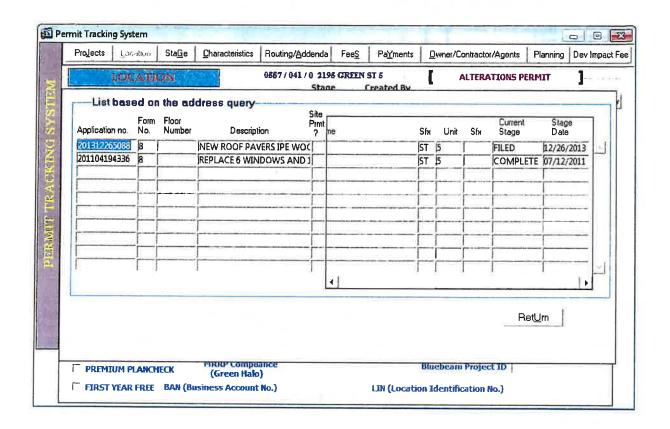
This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

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

Property Address: 2195 Green St

Block: 0557 Lot: 041



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

Property Address: 2195 Green St

Block: 0557 Lot: 041

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DEPARTMENT OF BUILDING INSPECTION

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

Date: 04/19/22 08:28:20

Permit details report

Application Number:

201312265088

Bluebeam ID:

Form Number: 8 Application NEW ROOF PAVERS IPE WOOD OVER PEDESTAL SYSTEM

Description:

Address: 0557/041/0 2195 GREEN ST 5

Cost: \$100,000

Occupancy R-2

code:

Building 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments
26-DEC-2013	TRIAGE	
26-DEC-2013	FILING	
26-DEC-2013	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step#	Station	Arrive Date	Start Date	in Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	26-DEC-2013	26-DEC-2013			26-DEC-2013	BUFKA SUSAN	
2	CP-ZOC							
3	BLDG							
4	SFFD							
5	СРВ	1						

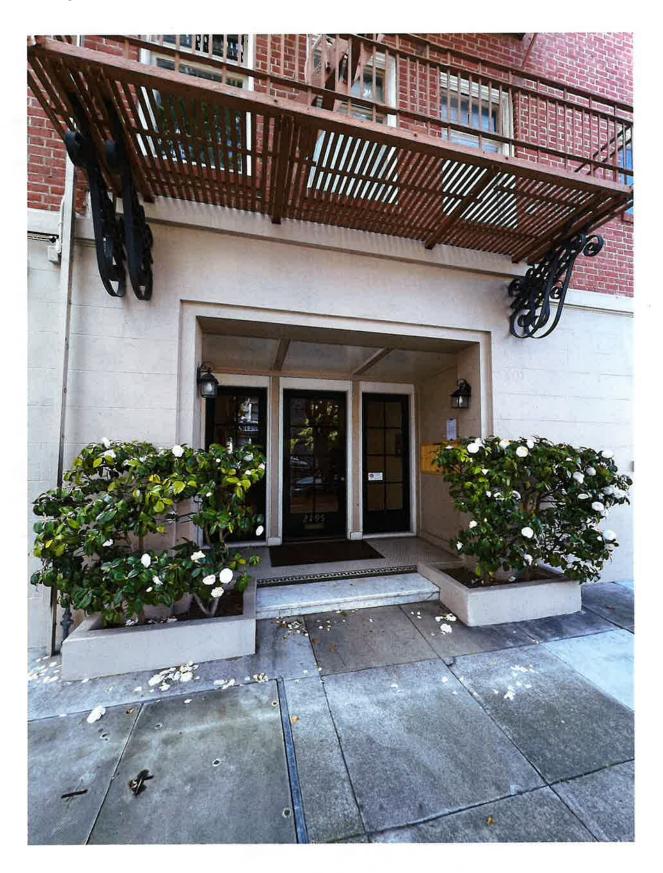
Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St

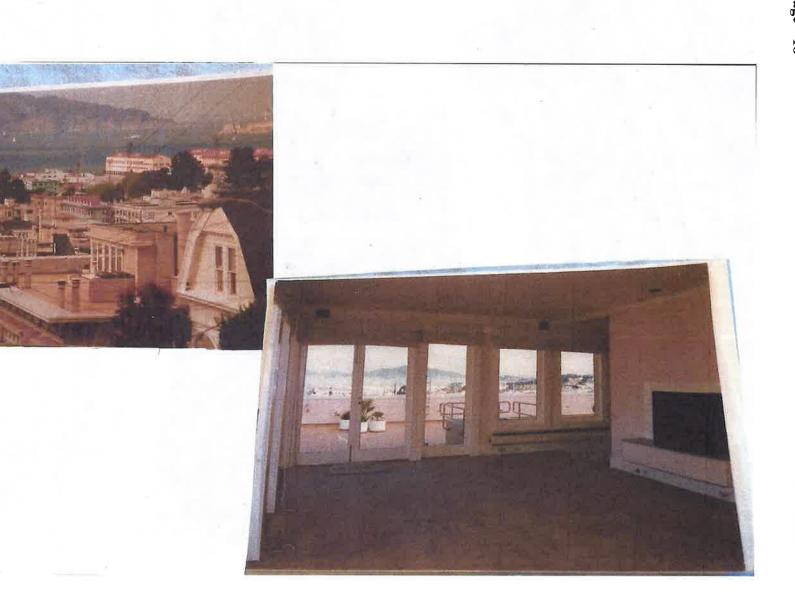
Block: 0557 Lot: 041



Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St

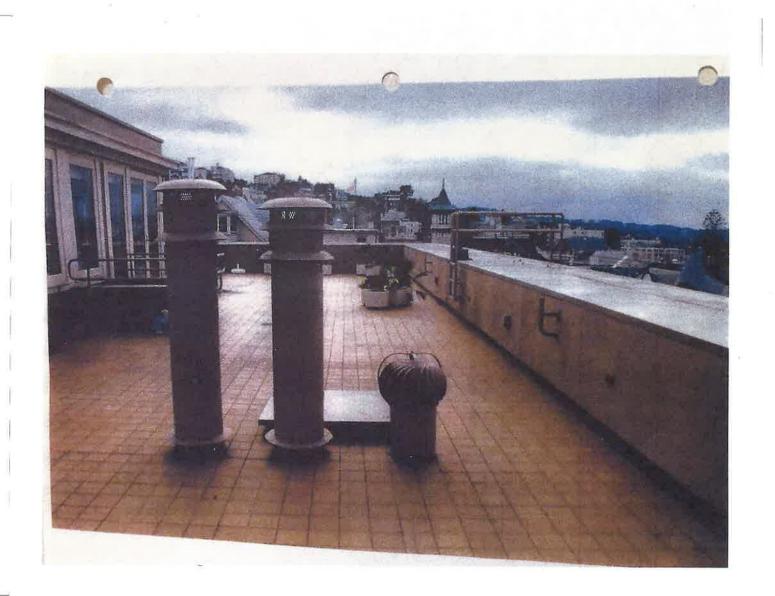
Block: 0557 Lot: 041







Date of Abatement Appeals Board Hearing: 5/18/2022 Property Address: 2195 Green St Block: 0557 Lot: 041

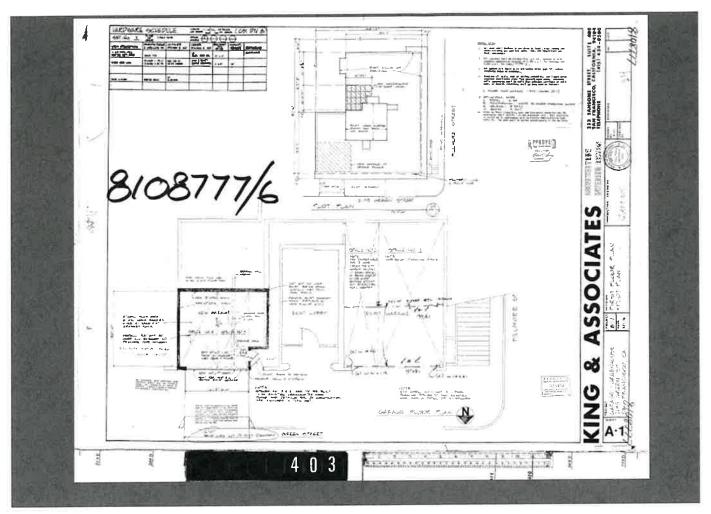


Page Block: 0557 Lot: 041 21



Block: 0557 Lot: 041

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10-8-81	104777				(Aco)	77
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ANY OTHER FUSING SIDG	HOD EXTEND SEYOND YES O DOES THIS ALTERATION CONSTITUTE A CHANGE	HISO		NOXX	EE VISED BURING CONSTRUCTIONS (27) FLUMBING WORK TO BE	NOCO TEXEN
ON LOT? (IF YES, SHOW ONPLOTPLAN) SENERAL CONTRACTOR	HOOK OF OCCUPANCY	HO ()	NOW TO HE	NO II	WORN TO BE PERTORNALD! CALF LICEN	Dow
NG CONSTRUCTION,	625 Greenwich, San Fra		, CA 94133 391-	-2722	385320 CAUC CHAIR	
VG & ASSOCIATES/	ARCHITECTS. 625 Gree		San Francisco, C	-0500 ← CA 94133	C9182	PART NO.
	NAME AND BEANCH DESIGNATION IF ANY, OCTION LENDER, PHIEFE "LINKNOWN";	r	64 04366	ADDRESS		
					PHONE IFOR CON	TACE BY BUREAU)
WRITE IN DESCRIPTION OF ALL W	, 625 Greenwich, San Fr	ON MITTHE	CE TO PLANS IS NOT SUFFICIAL	i king)	391-1467	
structural work wissued March 17,	existing legal space. Nas previously approved 1981). The other 2 si	under ngle si	Application No.	8010873, will be	Permit No. 46 done in an ex	9337, isting
	Drawings showing tha					
	also add a Greenhouse . 10 1/2". The roof wil					
	1 be attached to exist					
	Greenhouse is below the					1.51125
idewalk curb. an	d does not occur within	n the 1		t of the i	rear of the bu	vilding.
by Applic. MPOR	TANT NOTICES No. 7905271		I HEREBY CERTIFY AND AG DESCRIBED IN THIS APPLIC	FREE THAT IF A PE ATION, ALL THE PI	RANT IS ISSUED FOR THE LOVISIONS OF THE PERM	CONSTRUCTION
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O to one with containing a	radialiting ward during construction, to be have than 750 volts. See Sec. 355, Cali	tomo	HOLD HARMLESS CLAUSE	The Portsteals	by acceptance of this pe	total and been seen
nt to Sec. 307.A.B. San Franci on the job. The owner is respon building site.	ice fullding Code, the building permit the wild a for approved plans and application	oll be being	my and at clarit, demand this permit, regardess of re- actume the detents of the demands and actors.	ealgence of the C City and County	of San Francisco against	encice and to
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ermit-No., 456494.	issued Jan. 17, 1980)	.	Applicant s Signature	S COMPensation of	Surance is carried Date	- constant to the
- Tr		+	Ann King All		Oct. 6	. 1981.



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EXIST. PLEASE DELLE STREET

GREEN STREET

GREEN STREET