

***AAB Regular  
Meeting of  
July 20, 2022***

***Agenda Item D  
Staff Report***



## **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. 6906**

**Date of Abatement Appeals Board Hearing: July 20, 2022**

**Property Address: 1234 24<sup>th</sup> Ave**

**Block: 1727 Lot: 038**

**Page 1**

**Complaint Number: 201959541**

### **PROPERTY OWNER INFORMATION**

**Property Owner(s) Name and Appellant: WAGNER JAMES D**

**1234 24<sup>th</sup> Ave**

**San Francisco CA 94122**

**Appellant: Wagner James D**

**Building/Property Description: One story, Type 5 Building**

**Legal Use/Occupancy: R-3 / Single Family Dwelling**

#### **Case Summary:**

**Notice of Violation(s): NOV 06/05/2019**

**FWL 07/11/2019**

Nature of Violation: A complaint has been filed with this department regarding ongoing construction at above location. Building permit #201403059951 was issued to comply with correction notice and complete work started under permit #200405103397 (replace stairs, comply with NOV). This permit has expired without the completion of the work. Code / Section: (SFBC 106A.4.4); (102A); (102A.3); (Table 1A – K)

**Outstanding Violations: Yes**

**Life Safety Hazards: Unsafe**

**Directors Hearing: # 201959541 Date: 10/6/2021**

**Result: Order of Abatement issued**

**Order of Abatement: 201959541-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days and pay all CES fees.**

**Permit Activity: Permit #202109098104 issued on 09/14/2021 (commencement of work not started under previously approved PA #200405103397.**

**Appeal No. 6906**

**Date of Abatement Appeals Board Hearing: 7/20/2022**

**Property Address: 1234 24<sup>th</sup> Ave**

**Block: 1727 Lot: 038**

**Page 2**

**Case History:**

<b>06/03/2019</b>	<b>1<sup>st</sup> Notice of Violation issued</b>
<b>07/11/2019</b>	<b>Final Warning letter</b>
<b>11/07/2019</b>	<b>Posted Notice of Director's Hearing</b>
<b>10/06/2021</b>	<b>Directors Hearing resulting in Order of Abatement (Owner wasn't represented)</b>
<b>12/29/2021</b>	<b>Order of Abatement posted</b>
<b>12/29/2021</b>	<b>Received Abatement Appeals Board application</b>

**Last Inspection Date 12/29/2021**

**Appellant's Request:** Additional time to complete the work due to the healthy issues and financial difficulties.

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

**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) Complaint data sheet**
- 6) Complaint list, Permit details Report and Property profile**

W  
1/10/22

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: JAMES D. WAGNER Appeal Number \_\_\_\_\_  
Director's Order No 201959541A  
Date Appeal Filed: JAN 10, 2022 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 DEC. 28, 2021
- (2) The affected premises are located at 1234 24<sup>th</sup> AVE San Francisco. They contain 1 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. Please see attached sheet
- (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).  
Please see attached sheet
- (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: JAMES D. WAGNER Daytime Phone Number: [REDACTED]  
Appellant's Mailing Address: 1234 24<sup>th</sup> AVE. SAN FRANCISCO 94122

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:  
Only disassembly of falling down stairs in 2004 to prevent injury
- (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:  
\_\_\_\_\_
- (10) Please state any work completed to correct the related code violations: (of no stairs)  
Some work was done under approved plans and permits
- (11) What was the extent of the work performed? How much remains to be completed? 80%?
- (12) When was the work done? 2004 and subsequent as permitted
- (13) Who did the work? I did.
- (14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.  
I am 80 and retired. My wife Valerie H. Wagner
- (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
- (17) If Yes, please list Complaint Tracking or Order numbers  
\_\_\_\_\_
- (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
- (20) Have you applied for the required permits to abate the subject code violations?  Yes  No  
If yes, please list permit applications:  
 Building Permit Application Nos. 2021 0909 8104  
 Plumbing Permit Application Nos. \_\_\_\_\_  
 Electrical Permit Application Nos. \_\_\_\_\_
- (21) What other permits have you been granted by the City? None except previous stair permits
- (22) What other facts do you want the Board to consider?  
I am 80 years old and will work with the inspector to complete the stairs by summer. See attached.  
We simply cannot afford the \$2,118 fee.

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

Print Name: JAMES D. WAGNER Signature: James D. Wagner

Date Signed: 1/9/2022 Signatory is  property owner  agent  other \_\_\_\_\_

ATTACHMENT TO APPEAL 201959541A

I was surprised on December 28 to see an Order of Abatement and bill for \$2,118 taped to the house. I called Inspector Ed Greene who had helped issue my current stair building permit issued on September 14, 2021 and which would expire on September 9, 2022 but was told he no longer worked there. (Mr. Greene had helped in my request that the stairs be done first as the most important safety concern.) My call was then transferred to Mr. Maurice Hernandez, Chief Building Inspector.

I related to Mr. Hernandez, poorly I'm afraid, (I am 80 this month and often do not speak well) but respectfully, my confusion over receiving the Order and bill.

He explained to me that (besides missing the Director's Hearing for which I had requested and received a continuance until October 6, 2021) I had not scheduled any inspection or otherwise made a schedule for completion of the work. I asked if I were to schedule an inspection immediately would it help. He thought it might. I asked if I could appeal the Order and was sent Appeal forms.

So I scheduled an Inspection for the afternoon of Monday, January 3. I met with Inspector Van Zeng at that time.

I proposed, and Inspector Zeng was amenable, that I schedule an inspection around the first of every month beginning in February with a completion date goal of this summer. This monthly inspection will help keep me on track in noting progress and preventing missteps. Inspector Zeng offered helpful advice and assured me that he and everyone at DBI wanted to help me achieve this goal. I appreciated that.

I regret having missed the Director's Hearing Continuance on October 6, the attendance at which I had requested. I had been to one before and was perfectly willing to attend. I mistakenly thought that having obtained the new building permit made it unnecessary to attend. I was wrong about that. I am very sorry.

In regard to inspections the only other time I asked an inspector years ago when I should have one I was told "When you're finished." This was a long time ago. But it helped to distance me from the idea of the positive and helpful aspects of inspections.

I mean well. I am determined to finish this project correctly and in the near future. I am old (80), and have responsibilities in caring for my wife but I will continue. We receive less than \$10,000 per year all income from social security and cannot afford the \$2,118 fine.

James D. Wagner  
415 613-1984

*James D. Wagner* 1/10/22



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

# PAYMENT RECEIPT

Printed on: 01/10/2022 03:38:34 PM

**Code Enforcement Division**

**Phone:(628) 652-3430**

Payment Date: 01/10/2022

Job Address

1234 24TH AV -

Receipt Number: CED06865

Issued By: KCHEUNG

Payment received from:

JAMES WAGNER

Application Number:

1234 24TH AVE

SAN FRANCISCO CA 94122

AAB FILING FEE

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$158.10	201959541

**TOTAL \$158.10**



BY \_\_\_\_\_

## DBI COPY

The County and City of Francisco  
 DBI  
 Reference Number: 202207805-129  
 Date/Time: 01/10/2022 3:38:03 PM  
 Permit or Reference Numb Payment  
 202207805-129-1  
 Line Item  
 Permit or Reference Num CED06865  
 Comment: 1234 24TH AV  
 Fee Desc: CED AAB Filing Fee \$158.10  
 Amount:  
 Total: \$158.10  
 1 ITEM TOTAL: \$158.10  
 TOTAL: \$158.10  
 IOL Check \$158.10  
 Total Received: \$158.10  
 Safe Buildings 1

1234 24TH AV -

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**

December 28, 2021  
Owner:  
WAGNER JAMES D  
1234 24TH AVE  
SAN FRANCISCO CA 94122

Property Address: 1234 24TH AV,  
Block: 1727 Lot: 038 Seq: 01  
Tract: Case: BW1  
Complaint: 201959541A

Inspector/Division: Hinchion

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 201959541A

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 NOT 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 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  
Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org





**DEPARTMENT OF BUILDING INSPECTION**

**City & County of San Francisco**

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

**To:**

WAGNER JAMES D  
1234 24TH AVE  
SAN FRANCISCO CA  
94122

Dear Property Owner(s):

Date: December 28, 2021

Property Address: 1234 24TH AV

Block: 1727 Lot: 038 Seq.: 01

Inspector: **John Hinchion**

Director's Order Number: **201959541 - 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 : **\$2118.58**.

**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



**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** WAGNER JAMES D  
 WAGNER JAMES D  
 1234 24TH AVE  
 SAN FRANCISCO CA

**Date** December 28, 2021

**Complaint Number** 201959541

94122

**Block** 1727 **Lot** 038

**Address** 1234 24TH AV

**Prepared by** R.QUEEN/S.BRYANT

**Reviewed by** R.QUEEN

**Amount Now Due and Payable** \$2,118.58

**Comments** MMF 8 months (8/1/19 to 4/1/20)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
07/11/19	Case intake and Data entry	Clerical	.5	\$96.72	\$48.36
07/11/19	Issued Final Warning Letter	Inspector	.25	\$158.10	\$39.53
11/05/19	Reviewed and approved case for Director's Hearing	Inspector	0	\$158.10	\$118.58
11/06/19	Research Title and Prepare case for Director's Hearing	Clerical	0	\$96.72	\$96.72
11/06/19	Certified Mailing	Clerical	.5	\$96.72	\$48.36
11/07/19	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
11/19/19	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
11/25/19	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
07/28/21	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
07/28/21	Researched permit history/status	Inspector	.25	\$158.10	\$39.53
07/28/21	Reviewed and approved case for Director's Hearing	Inspector	.75	\$158.10	\$118.58
08/27/21	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
09/01/21	Posted Notice of Director's Hearing	Inspector	.5	\$158.10	\$79.05
09/01/21	Processed photos	Inspector	.25	\$158.10	\$39.53
09/08/21	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
09/08/21	Schedule Continued Director's Hearing	Inspector	.5	\$158.10	\$79.05
09/08/21	Prepare Case for Continued Director's Hearing	Clerical	.5	\$96.72	\$48.36
10/06/21	Hearing Appearance and Summary	Inspector	.25	\$158.10	\$39.53
10/06/21	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$173.91	\$347.82
10/29/21	Monthly Violation Monitoring Fee (Ordinance 180-10)	Clerical	4	\$96.72	\$386.88
10/29/21	Issued Order of Abatement	Inspector	.25	\$158.10	\$39.53
12/28/21	Prepared Order of Abatement	Clerical	.5	\$96.72	\$48.36
12/28/21	Certified Mailing	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 AFFIDAVIT PREPARED December 28, 2021

Address: 1234 24TH AV,

Inspector: Hinchion

Directors' Hearing Date: October 6, 2021

Owner: WAGNER JAMES D  
1234 24TH AVE  
SAN FRANCISCO CA

94122

Hearing Number: 201959541

Block: 1727 Lot No: 038 Seq: 01

Tract: Case: BW1

**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: 12/29/2021, at San Francisco, California. By: Chloe Purdy  
(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: 12/29/2021, at San Francisco, California.

By: Sidney Lau 12/29/2021 Signature: [Signature]  
(Print name) (Date)



# NOTICE OF VIOLATION

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

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

**NUMBER:** 201959541  
**DATE:** 04-JUN-19

**ADDRESS:** 1234 24TH AV

**OCCUPANCY/USE:** R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) **BLOCK:** 1727    **LOT:** 038

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:** WAGNER JAMES D  
**MAILING:** WAGNER JAMES D  
**ADDRESS:** 1234 24TH AVE  
 SAN FRANCISCO CA

**PHONE #:** --

94122

**PERSON CONTACTED @ SITE:** WAGNER JAMES D

**PHONE #:** --

## VIOLATION DESCRIPTION:

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

A complaint has been filed with this department regarding ongoing construction at above location. Building permit #201403059951 was issued to comply with correction notice and complete work started under permit #200405103397 (replace stairs, comply with N.O.V.). This permit has expired without the completion of the work.

Code/Section: (SFBC106A.4.4); (102A); (102A.3); (Table1A-K)

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

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

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

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

**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:(Inspectors's Signature) \_\_\_\_\_



# NOTICE OF VIOLATION

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

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charges for work begun or performed without permit or for work exceeding the scope of permit. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

**WARNING:** Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against the property, the owner will be billed for the property will be billed for all costs incurred in the code enforcement process from the posting of the first Notice of Violation until all costs are paid. SFBC 106A.2 & 106A

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

**WARNING:** Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17254(6) of the Revenue and Taxation Code.

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

**ADVERTENCIA:** Según la Sección 107A.5 y 106A.4.7 del Código de Construcción de Edificios de San Francisco, los cargos de investigación se añaden cobrados por el trabajo que se realiza o por trabajo que excede el límite establecido en los permisos. Dichos cargos pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones de hacer son a 49 South Van Ness Ave., Suite 1475 (14th Floor), teléfono (628) 652-1150.

**ADVERTENCIA:** Si no cumple con las acciones inmediatas requeridas para corregir las infracciones el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de demolición. Si una Orden de Infracción es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, serán cobrados al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102A.3 y 110A de el Código de Construcción de Edificios.

**ADVERTENCIA:** La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primera infracción de no conformidad, seguida por una multa de \$200 por cada segunda infracción de incumplimiento, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también impone sanciones como delito menor, resultando en multas de no menos de \$1,000 diarios o procesos de encarcelamiento de hasta seis meses.

**ADVERTENCIA:** Cualquiera persona que reciba renta por una vivienda que haya sido declarada que no cumple las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o impuestos atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o se realiza diligentemente, rápidamente y continuamente después de seis meses desde la publicación de esta notificación, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 17254(6) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

**ADVERTENCIA:** La Sección 103A de el Código de edificios de San Francisco impone multas de hasta \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor o fines de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones por cada una de las infracciones y por cada día que dicha infracción ocurre.

**Bayangon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay siyongilin sa mga gusang nangyayari nang walang permit o sa mga gawing labag sa limitasyon ng permit. Ang gayong ding ay maaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-iyong permit sa 49 South Van Ness Ave., suite 1475 (14th palapag), (628)652-1150**

**BABALA:** Ang kagawaran ng gumawa ng aksiyon tulad ng direktang pagpapalit ng mga nasabing paglabag ay magresulta sa pagbiya ng abatement. Ang abatement ay maaaring magresulta sa Order of Abatement ang magresulta labag sa ibang aralan ang magresulta ay siyongilin o di kaya ang aranan, ay magresulta sa mga multa ng kaso ng kriminal bilang isang misdemeanor sa hawat paglabag at magresulta sa multa sa anim (6) na buwan ng di kaya sa anim na buwan na pagtatanggong o parehong ipapataw.

**BABALA:** Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatagda ng mga multa na \$100 sa hawat nalimbaga ng unang hindi pagpapatay, at pagkatapos ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagpapatay, hanggang sa sukodulan na \$7,500 sa bawat gusali. Ang aksiyon na ito ay sinasabing na magresulta sa multa ng kaso ng kriminal bilang isang misdemeanor sa hawat paglabag at magresulta sa multa na anim habang \$1,000 sa bawat araw o di kaya sa anim na buwan na pagtatanggong o parehong ipapataw.

**BABALA:** Sinumang kumikita sa pag-ups ng pribahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibatwas ang ganong kita sa buwis sa estado ng kilalang personal, at gayundin sa buwis na kita sa lites sa bangko at korporasyon, at sa depreciasyon o mga buwis na maglupay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi magpapay, mabibilang tuloy-tuloy ang paggawa matapos sa anim (6) na buwan mula sa petsang pambayad, ay magpapatay ng abaso sa Franchise Tax Board na itinatag sa Seksyon 17254(6) ng Revenue and Taxation Code.

**BABALA:** Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatagda ng mga multa ng hanggang sa \$500 sa hawat araw sa anumang paglabag, sunuway, magtanggong, magoabaya o lumanggang sunuway o di kaya sinasalungat sa pagpapalit ng mga presisyon ngong gawain. Nagpapataw sa ibang seksyon ng mutang misdemeanor kaso ng nahalutan ng hanggang sa \$500 araw o di kaya anim na buwan na pagtatanggong o parehong ipapataw na pagkasala para sa bawat araw na nangyari ang ganong pagkasala.

**根据《三藩市建筑条例》第107.5条款和第106.4.7条款，对于未经许可的建筑工程或工程超过许可范围的收费，将会收取调查费用。对于费用可以作出上诉，可以在许可签发后的15天之内，向“上诉委员会”(Board of Appeals)作出上诉。上述委员会地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，电话：(628) 652-1150。**

**警告：**三藩市建筑条例第204条款规定，对于没有获得许可的个人，对于违反规定的行为，将处以100美元的罚款，对于第二次违规行为处以200美元的罚款，最高可达7,500美元。违规行为将被记录在案，可能构成刑事犯罪，如违反建筑法规，将处以最高500美元的罚款，或最高6个月的监禁，或两者兼施。

**警告：**如果有人从房屋中获得租金收入，而该房屋被判定为不安全或不符合标准，则房主不能从州个人所得税和公司所得税中扣除此类房产的利息、折旧或税款。如果维修工作未在通知发出后的六个月内完成，或未能持续、迅速地推进，则房主将被通知向特许经营委员会(Franchise Tax Board)报告，根据《加州收入及税法典》第17254(6)条的规定。

**警告：**任何违反建筑法规或违反房屋中居住条件的个人，对于违反规定的行为，将处以最高500美元的罚款，或最高6个月的监禁，或两者兼施。违规行为将被记录在案，可能构成刑事犯罪，如违反建筑法规，将处以最高500美元的罚款，或最高6个月的监禁，或两者兼施。

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**警告：**三藩市建筑条例第103条款规定，对于每天违反建筑法规的行为，将处以最高500美元的罚款，或最高6个月的监禁，或两者兼施。违规行为将被记录在案，可能构成刑事犯罪，如违反建筑法规，将处以最高500美元的罚款，或最高6个月的监禁，或两者兼施。



## DEPARTMENT OF BUILDING INSPECTION

Inspection Services

City and County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

(415) 558-6570 Website: [www.sfdbi.org](http://www.sfdbi.org)

DATE: 07/11/2019

PROPERTY ADDRESS:

1234 24TH AV

BLOCK: 1727 LOT: 038

Building Complaint #: 201959541

WAGNER JAMES D  
WAGNER JAMES D  
1234 24TH AVE  
SAN FRANCISCO CA 94122

# NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 06/04/2019 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 (415) 558-6454 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!**



## COMPLAINT DATA SHEET

**COMPLAINT NUMBER : 201959541**

**OWNER/AGENT:** WAGNER JAMES D  
 WAGNER JAMES D  
 1234 24TH AVE  
 SAN FRANCISCO CA

**DATE FILED:** 03-JUN-19  
**LOCATION:** 1234 24TH AV  
**BLOCK:** 1727 **LOT:** 038  
**SITE:**

94122  
**OWNER'S PHONE --**  
**CONTACT NAME**  
**CONTACT PHONE --**

**RATING:** **OCCUPANCY CODE**  
**RECEIVED BY:** Bonnie Kim **DIVISION:** BID  
**COMPLAINT SOURCE:** 311 INTERNET REFERRAL

**COMPLAINANT:** referred by 311

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE --**

**DESCRIPTION:** 1234 24th ave  
 Permit # 201403059951 --- caller reports that it appears construction at 1234 24th ave and there is loud noise caused from a turbine piece on the roof that may be rusted and makes noise when the wind blows. (311 SR 10929733)  
**INSTRUCTIONS:**

***INSPECTOR INFORMATION***

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

***REFFERAL INFORMATION***

DATE	REFERRED BY	TO	COMMENT
11-JUL-19	Suzanna Wong	CES	Per Donal Duffy

***COMPLAINT STATUS AND COMMENTS***

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
03-JUN-19	CASE OPENED	BID	D DUFFY	CASE RECEIVED	
03-JUN-19	OTHER BLDG/HOUSING VIC	BID	D DUFFY	CASE UPDATE	case reviewed, assigned to complaint team. bk for mh
04-JUN-19	OTHER BLDG/HOUSING VIC	BID	D DUFFY	FIRST NOV SENT	Issued N.O.V.
05-JUN-19	OTHER BLDG/HOUSING VIC	CES	D DUFFY	CASE UPDATE	1st NOV mailed per D. Duffy /tt
11-JUL-19	OTHER BLDG/HOUSING VIC	BID	D DUFFY	CASE UPDATE	Final warning letter mailed; slw
11-JUL-19	OTHER BLDG/HOUSING VIC	BID	D DUFFY	REFERRED TO OTHER DIV	Case referred to CES per DD; slw
11-JUL-19	OTHER BLDG/HOUSING VIC	CES	J HINCHION	CASE RECEIVED	BM
11-JUL-19	OTHER BLDG/HOUSING VIC	BID	D DUFFY	FINAL WARNING LETTER SENT	
05-NOV-19	OTHER BLDG/HOUSING VIC	CES	C	REFER TO DIRECTOR'S	schedule DH 11/19/19 cs



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 201959541**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
			SCHROEDER	HEARING	
06-NOV-19	GENERAL MAINTENANCE	CES	J HINCHION	CASE UPDATE	Prep & Mail DH 11-19-19 -akw
07-NOV-19	OTHER BLDG/HOUSING VIC	CES	C	DIRECTOR HEARING	post DH cs
			SCHROEDER	NOTICE POSTED	
19-NOV-19	OTHER BLDG/HOUSING VIC	CES	C	CASE CONTINUED	continued per letter to 1/7/20 cs
			SCHROEDER		
25-NOV-19	GENERAL MAINTENANCE	CES	J HINCHION	CASE UPDATE	Prep & Mail Cont DH 1-7-20 -akw
07-JAN-20	OTHER BLDG/HOUSING VIC	CES	C	ADVISEMENT	advisement per HO DL cs
			SCHROEDER		
28-JUL-21	OTHER BLDG/HOUSING VIC	CES	E GREENE	CASE UPDATE	cts pts research eg
28-JUL-21	OTHER BLDG/HOUSING VIC	CES	E GREENE	REFER TO DIRECTOR'S HEARING	dh 09/14/2021 eg
27-AUG-21	OTHER BLDG/HOUSING VIC	CES	J HINCHION	DIRECTOR HEARING	Prepared DH packet for 9/14/2021-RQ
				NOTICE POSTED	
01-SEP-21	OTHER BLDG/HOUSING VIC	CES	B TIENDA	DIRECTOR HEARING	DH Notice posted for 9/14/21 with picture
				NOTICE POSTED	documentation. BT
08-SEP-21	OTHER BLDG/HOUSING VIC	CES	E GREENE	CASE CONTINUED	dh 10/06/2021 eg
08-SEP-21	OTHER BLDG/HOUSING VIC	CES	J HINCHION	CASE CONTINUED	Mailed out Continuance to owner on file-RQ
06-OCT-21	OTHER BLDG/HOUSING VIC	CES	M	DIRECTOR'S HEARING	10/6/2021 Ok to issue 7 DAY OOA PER
			HERNANDEZ	DECISION	H.O(D.L) with conditions of: All permits required for compliance of this violation must be completed and final within 30 days and pay all CES fees. Owner/Representative not present at DH. MH
29-OCT-21	OTHER BLDG/HOUSING VIC	CES	J HINCHION	ORDER OF ABATEMENT ISSUED	fees assessed. jh
29-OCT-21	OTHER BLDG/HOUSING VIC	CES	J HINCHION	CASE UPDATE	MMF 8 months (8/1/19 to 4/1/20)
28-DEC-21	OTHER BLDG/HOUSING VIC	CES	J HINCHION	INITIAL BILL SENT	Prepared IB/OOA-RQ
29-DEC-21	OTHER BLDG/HOUSING VIC	CES	J HINCHION	CASE UPDATE	OOA sent via certified mail-CP
29-DEC-21	OTHER BLDG/HOUSING VIC	CES	S LAU	ORDER OF ABATEMENT POSTED	OOA Posted - SL
29-DEC-21	OTHER BLDG/HOUSING VIC	CES	M	CASE UPDATE	Owner contacted DBI and had concerns regarding OOA. The owner will review the appeal process. Application will be sent to owner . MH
			HERNANDEZ		
03-JAN-22	OTHER BLDG/HOUSING VIC	CES	M	CASE UPDATE	Per District inspector. a revision permit with plans is required for changes not on approved plans.MH
			HERNANDEZ		
10-JAN-22	OTHER BLDG/HOUSING VIC	CES	J HINCHION	CASE UPDATE	MH approved Appeal of AAB/Director's Order

**COMPLAINT ACTION BY DIVISION**

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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Multiunits | **Abatements** | Franchise Tax

**Complaint**

**CASE** | **Complaint Number** | **NOV Date** | **Hazard** | **Inspectors ID** | **Supervisor Dist**  
 DPCD | W | 1 | 201959541 | 06/04/2019 | | 1125 |

**Dir Hearing Date** | **Owner Rep.** | **Dir's Dec.** | **Dir Decision No** | **Status**  
 10/06/2021 | N | O | 201959541 | A

Click in any field to locate CASES  
 (Page Down OR SCROLL for more)  
 Down Arrow to Insert

**Aab File** | **Aab Hrg** | **Aab Rehrq** | **Aab Decn** | **AAB Dec** | **Compliance Dline** | **Take Off A/L**  
 01/10/2022 | | | | | | YES NO

**Lifting Order Number** | **Status CASE** | **Ref to City Att** | **Permit Days** | **Life\_days** | **Comp Days** | **Legal Bldg Description:** | **Work Completed** | **Reel/Image**

**Payments**

Receipt from	Letter Sent	Type	Payment Amt	Date Paid	Receipt #	Check No. (numeric only)
JAMES WAGNER	01/10/2022	I	158.10	01/10/2022	CED06865	107
	12/28/2021	I	2,118.58			

**Comments** | **Fee Balance** | 2118.58 | **Apply payment**



**LOCATION**

1727 / 038 / 0 1234 24TH AV

**ALTERATIONS PERMIT**

Stage Created By

List based on the address query

Application no.	Form No.	Floor Number	Description	Site Prmt ?	Sfx	Unit	Sfx	Current Stage	Stage Date
201403059951	8		COMMENCEMENT OF WORK		AV			ISSUED	09/14/2021
201310310769	8		TO COMPLY WITH CORRECT		AV			EXPIRED	06/04/2019
200405103397	8		TO OBTAIN FINAL INSPECTI		AV			CANCELLED	03/26/2014
			REPLACE (E) STAIRS WITH S		AV			EXPIRED	02/20/2014

RetUm

- PREMIUM PLANCHECK PKRP COMPLIANCE (Green Halo) not Required Bluebeam Project ID
- FIRST YEAR FREE BAN (Business Account No.) LIN (Location Identification No.)

PERMIT TRACKING SYSTEM

Property Profile

Assessor

1234 24TH AV

Address Street #	Street Name	Sfx	Unit	Block	Lot #	Address Id	PRIMARY
1234	24TH	AV		1727	038 0	111856	ASSESSOR

Values & Prices

Land	\$42,214	Other	\$0	Exempt Type	Wk Status/Yr
Structure	\$50,968	Home Exempt	\$0		2022
Fixtures	\$0	Other Exempt	\$0	Prior/Curr Source	Base Co/Yr
Prior Price	\$0	Current Price	\$0		1994
Prior Sale		Curr Sale			

Construction	Appliances	Base Lot	Assr	Zone	Appraiser	Lot Chg	Date/Shape	Use	Type
D	0000	000	RH2	695	08/20/1999			D	
Lot Frontage/Area/Depth	Units	Stories	Sublevels	Volume	Roll Yr/Status				
0 299.600 0	1	1		13	2021				
Rooms	Bedrooms	Baths	Bldg Sq Ft	Bsmt Sq Ft	Year Built	DBI	Form Yr	Tax Area	
5	0	11	1,500	0	1911	D		1000	

Owner Information

Name	Address	City	State	Zip	Owner Date
WAGNER VALERIE H	1234 24TH AVE	SAN FRANCISCO	CA	94122	04/09/2012
WAGNER JAMES D	1234 24TH AVE	SAN FRANCISCO	CA	94122	04/09/2012



**COMPLAINT DATA SHEET**

**COMPLAINT NUMBER : 200448016**

**OWNER/AGENT:** WAGNER JAMES D & VALERIE H  
 WAGNER JAMES D & VALERIE H  
 1234 24TH AVE  
 SAN FRANCISCO CA

**DATE FILED:** 27-FEB-04  
**LOCATION:** 1234 24TH AV  
**BLOCK:** 1727 **LOT:** 038  
**SITE:**

94122  
**OWNER'S PHONE** --  
**CONTACT NAME**  
**CONTACT PHONE** --

**RATING:** **OCCUPANCY CODE**  
**RECEIVED BY:** Ying Pei **DIVISION:** BID  
**COMPLAINT SOURCE:** TELEPHONE

**COMPLAINANT:** [REDACTED]

**ASSIGNED TO DIVISION:** CES

**COMPLAINANT'S PHONE** [REDACTED]

**DESCRIPTION:** THEY HAVE ATTACHED A BEAM TO NEIGHBOR'S HOUSE AT 1230 - 24TH AVE. W/O PERMISSION (BEAM RUNS IN GARAGE THRU THE EXTERIOR WALL).  
**INSTRUCTIONS:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

**REFERRAL INFORMATION**

DATE	REFERRED BY	TO	COMMENT
26-AUG-13	Ying Pei	CES	Sent to Director's Hearing for abatement

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
27-FEB-04	CASE OPENED	BID	R BERRIOS	CASE RECEIVED	
05-MAR-04	CONST WORK NO PERMIT	BID	R BERRIOS	FIRST NOV SENT	ISSUED BY INSPECTOR BERRIOS
21-AUG-13	OTHER BLDG/HOUSING VIC INS	R BERRIOS	R BERRIOS	SECOND NOV SENT	2nd NOV issued by MH
22-AUG-13	OTHER BLDG/HOUSING VIC INS	R BERRIOS	R BERRIOS	CASE UPDATE	2nd NOV mailed by GPS
26-AUG-13	GENERAL MAINTENANCE	BID	R BERRIOS	REFERRED TO OTHER DIV	transfer to div CES
27-AUG-13	GENERAL MAINTENANCE	CES	J HINCHION	CASE RECEIVED	
13-SEP-13	OTHER BLDG/HOUSING VIC CES	K MATHER	K MATHER	CASE UPDATE	review for dh.
13-SEP-13	OTHER BLDG/HOUSING VIC CES	K MATHER	K MATHER	PERMIT RESEARCH	
31-OCT-13	GENERAL MAINTENANCE	CES	K MATHER	CASE CONTINUED	continued to 01/21/2014 because of canceation of hearings in december.
21-JAN-14	OTHER BLDG/HOUSING VIC CES	K MATHER	K MATHER	ORDER OF	to 02/24/2014 - ADV. up



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 200448016

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
				ABATEMENT ISSUED	

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>			
<u>NOV (BID)</u>	22-AUG-13		
	05-MAR-04		



# NOTICE OF VIOLATION

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

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

NUMBER: 200448016  
DATE: 05-MAR-04

ADDRESS: 1234 24TH AV  
OCCUPANCY/USE: ()

BLOCK: 1727 LOT: 038

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: WAGNER JAMES D & VALERIE H  
MAILING WAGNER JAMES D & VALERIE H  
ADDRESS 1234 24TH AVE  
SAN FRANCISCO CA

PHONE #: --

94122

PERSON CONTACTED @ SITE:

PHONE #: --

## VIOLATION DESCRIPTION:

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

1. REMOVED MAIN ENTRY STAIRWAY W/O PERMIT.
2. BUILDING LACKS REQUIRED MEANS OF EGRESS FROM 2ND STORY.
3. BUILDING IN DETERIORATED CONDITIONS AND REQUIRES SUBSTANTIAL MAINTAINANCE AND REPAIR WORK  
(A) EXTERIOR WATER PROOFING, (B) ROOFING, (C) REMOVAL OF DEBRIS FROM GARAGE ETC.

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT WITHIN 30 DAYS     (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.     NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

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

FILE F/BUILDING PERMIT W/PLANS TO RE-INSTALL MAIN ENTRY STAIRS.

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 \$500

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR: Raymond A Berrios

PHONE # 415-558-6116

DIVISION: BID

DISTRICT : 13

By: (Inspectors's Signature) \_\_\_\_\_

Multiunits | Abatements | Franchise Tax

**Complaint**

CASE: **DPCD** | **W** | **0** | Complaint Number: **200448016** | NOV Date: **03/05/2004** | Hazard: | Inspectors ID: **6217** | Supervisor Dist: |

Dir Hearing Date: **01/21/2014** | Owner Rep: **Y** | Dir's Dec: **O** | Dir Decision No: **106259-A** | Status: |

Click in any field to locate CASES  
(Page Down OR SCROLL for more)  
Down Arrow to Insert

Aab File: | Aab Hrg: | Aab Rehr: | Aab Decn: | AAB Dec: | Compliance Dline: | Take Off A/L:  YES  NO

Lifting Order Number: | Status CASE: | Ref to City Att: | Permit Days: | Life\_days: | Comp Days: | Legal Bldg Description: | Work Completed: | Reel/Image: |

**Payments**

Receipt from	Letter Sent	Type	Payment Amt	Date Paid	Receipt #	Check No. (numeric only)
JAMES D WAGNER	02/26/2014	I	1,050.00	06/10/2014	CED01578	

Comments: | Fee Balance: | Apply payment





# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/24/22 15:28:44

## Permit details report

**Application Number:** 202109098104

**Bluebeam ID:**

**Form Number:** 8 **Application Description:** COMMENCEMENT OF WORK NOT STARTED UNDER PREVIOUSLY APPROVED PERMIT# 200405103397.

**Address:** 1727/038/0 1234 24TH AV

**Cost:** \$7,500

**Occupancy code:** R-3

**Building Use:** 27 -1 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
09-SEP-2021	TRIAGE	
09-SEP-2021	FILING	
09-SEP-2021	FILED	
14-SEP-2021	APPROVED	
14-SEP-2021	ISSUED	

### Contact Details:

#### Contractor Details

**License No. :** OWN

**Name:** OWNER OWNER

**Company name:** OWNER

**Address:** OWNER OWNER CA 00000-0000

**Phone:**

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	14-SEP-2021	14-SEP-2021			14-SEP 2021	HERNANDEZ MAU	
2	BID INSP	09-SEP-2021	09-SEP-2021			09 SEP 2021	GREENE MATT	OK TO PROCESS
3	CP-ZOC	13-SEP-2021	13-SEP-2021			13 SEP 2021	CORRETTE MOSES	rebuild front stairs
5	CPB	14-SEP-2021	14 SEP 2021			14 SEP 2021	VICTORIO CHRISTO	



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/24/22 15:55:11

## Permit details report

**Application Number:** 201403059951

**Bluebeam ID:**

**Form Number:** 8 **Application Description:** TO COMPLY WITH CORRECTION NOTICE #201310310769, FOR ADMINISTRATIVE PURPOSE, CHANGE THE VALUATION FROM \$1 TO \$7500 AND TO COMPLETE REMAINDER OF WORK FOR PA# 200405103397

**Address:** 1727/038/0 1234 24TH AV

**Cost:** \$7,500

**Occupancy code:** R-3

**Building Use:** 27 1 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
05-MAR-2014	TRIAGE	
05-MAR-2014	FILING	
05-MAR-2014	FILED	
05-MAR-2014	APPROVED	
05-MAR-2014	ISSUED	
04-JUN-2019	EXPIRED	4813279 Stage updated from inspection

### Contact Details:

#### Contractor Details

**License No. :** OWN

**Name:** OWNER OWNER

**Company name:** OWNER

**Address:** OWNER OWNER CA 00000-0000

**Phone:**

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	04-MAR-2014	04-MAR-2014			04 MAR-2014		APPROVED BY C. CHIU
2	BLDG	04-MAR-2014	04-MAR-2014			04 MAR-2014	LIN EMILY	
3	CPB	05-MAR-2014	05-MAR-2014			05 MAR-2014	YU ZHANG REN	



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/24/22 15:55:21

## Permit details report

Application Number: 201310310769

Bluebeam ID:

Form Number: 8 **Application** TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER APP#200405103397.  
**Description:** ALL WORK IS COMPLETE.

Address: 1727/038/0 1234 24TH AV

Cost: \$1

Occupancy  
code: R-3

Building  
Use: 27 -1 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
31-OCT-2013	TRIAGE	
31-OCT-2013	FILING	
31-OCT-2013	FILED	
31-OCT-2013	APPROVED	
31-OCT-2013	ISSUED	
26-MAR-2014	CANCELLED	per approval of Senior Bldg Inspector Joe Duffy

### Contact Details:

#### Contractor Details

License No. : OWNER

Name: OWNER

Company name: OWNER

Address: OWNER OWNER CA 00000-0000

Phone:

### Addenda Details:

#### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	31-OCT 2013	31 OCT 2013			31 OCT-2013	YAM JOHN	
2	CPB	31-OCT-2013	31 OCT-2013			31-OCT 2013	SHAWL HAREGGEV	



# DEPARTMENT OF BUILDING INSPECTION

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

Date: 06/24/22 15:55:31

## Permit details report

**Application Number:** 200405103397

**Bluebeam ID:**

**Form Number:** 8 **Application Description:** REPLACE (E) STAIRS WITH SAME AS BEFORE BUT WITH WIDERS STRINGERS AND HEAVIER RAILING WITH TIGHTER

**Address:** 1727/038/0 1234 24TH AV

**Cost:** \$500

**Occupancy code:** R-3

**Building Use:** 27 -1 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
10-MAY-2004	TRIAGE	
10-MAY-2004	FILING	
10-MAY-2004	FILED	
10-MAY-2004	APPROVED	
10-MAY-2004	ISSUED	
20-FEB-2014	EXPIRED	2000795 Stage updated from inspection

### 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	CNT-PC	10-MAY-2004	10-MAY-2004			10-MAY-2004	CHEUNG JIMMY	
2	CP ZOC	10-MAY-2004	10 MAY 2004			10-MAY 2004	HAW CHRISTINE	
3	CNT-CE	10-MAY-2004	10 MAY 2004			10-MAY-2004	CHEUNG JIMMY	
4	HIS	10-MAY 2004	10-MAY 2004			10-MAY-2004	NOELKE ROBERT	
5	CPB	10-MAY 2004	10-MAY 2004			10 MAY 2004	SHEK KATHY	

**LOCATION**

1727 / 038 / 0 1234 24TH AV

**ALTERATIONS PERMIT**

200405103397 Form [ ] Proj [ ] Stage **EXPIRED** Created By SHEKKATHY REPLACE (E) STAIRS WITH SAME Desc History

Metes & Bounds:

[ ] Side of [ ] feet of [ ]

Block/Lot & Addresses:

Block	Lot	Stru	Address	Street	Unit	List	Obj	Res	H	H	DCP	B	District	E	H	P
								tr	az	st	Imp	D	D	S	S	D
1727	038	0	1234	24TH	AV							13	2	9	6	

Floor Number

Site Location Remarks: BALUSTER SPACING TO COMPLY WITH 4" & 6" FALL THROUGH SAFEGUARDS. TO COMPLY W/NOV 200448016

Comments

- PREMIUM PLANCHECK
- FIRST YEAR FREE
- MRRP Compliance (Green Halo)
- BAN (Business Account No.)
- Bluebeam Project ID [ ]
- LIN (Location Identification No.)

PERMIT TRACKING SYSTEM

