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*****PRESS RELEASE*****

**DBI COMPLETES THREE-YEAR, CITY-WIDE,
HOUSING VIOLATIONS' STUDY**

Study Found Over 36,000 Violations in 3,271 Properties

SAN FRANCISCO – The Department of Building Inspection (DBI) today announced the completion of the first of its-kind, three-year study of Housing Code violations throughout the City for fiscal years (2012-2015). Over a four-month period, Housing Inspection staff analyzed housing code violations from over 3,200 properties city-wide.

“This first of its-kind, three-year study highlights DBI’s pro-active and hands-on approach to enforcing San Francisco’s Housing Code, ensuring not only tenant habitability and maintaining the quality of life for the City’s tenants, but also their life safety in these buildings. ” said Tom Hui, DBI Director and Chief Building Official.

Key findings from the 1,775-page study showed:

- 36,466 Housing Code (tenant habitability) violations cited in the last three fiscal years, with 88% of NOVs corrected and abated by landlords and/or property owners;
- 5,778 Notices of Violation (NOV) issued at 3,271 San Francisco properties;
- 1,159 NOVs—about 20 percent—issued for non-compliant properties received liens, fees and/or penalties through DBI’s extensive code enforcement process;
- Violations cited, included: lack of heat, hot water, water damage, sewage leaks, dangerous stairs, windows, paint, doors, floors, sinks, toilets, bath, garbage, pests, electrical outlets, lighting, ceiling/wall damage, egress, fire alarms, ventilation, non-working kitchen appliances, etc.
- Most common violations related to doors/egress and paint/lead warning (13% each); ceiling/wall damage and alarms/escapes/extinguishers (9% each) and leak, water damage, drainage, roof (5%).
- Violations mainly found in densely populated residential areas with three supervisorial districts receiving more than 5,500 or more violations: District 6 (7,290), District 9 (6,016) and District 3 (5,818)

“With a 70% rental population in San Francisco, it is essential that tenants throughout the City have access to habitable housing that meets and maintains minimum Housing Code standards. This new study demonstrates that DBI’s aggressive code enforcement process is holding landlords responsible. With 88%

of the violations cited in the last three years abated and closed by landlords, DBI continues to ensure habitable housing in the City,” added Director Hui.

This study coincides with the renewal of DBI’s grant program with a coalition of non-profit tenant and landlord organizations under the Code Enforcement Outreach Program and Single Room Occupancy (SRO) Collaboratives, which includes Causa Justa/Just Cause, the San Francisco Apartment Association, the Chinatown Community Development Center, the Housing Rights Committee of SF, Tenderloin Housing Clinic and the City’s four SRO Collaboratives. This grant program continues the 20-year collaborative effort by DBI and the City’s tenant and landlord advocacy groups to provide tenants with the tools and resources needed to maintain habitable housing, and to ensure ongoing tenant reporting to DBI inspectors.

The study bolsters efforts by DBI and the Fire Department to take an active role in addressing fire safety by partnering together to provide increased tenant awareness and education on fire prevention in older, mixed-use buildings for the new fiscal year 2016-2017.

A study compiled by tenant/landlord groups from the Code Enforcement Outreach Program found San Francisco’s DBI performs more follow-up enforcement than any comparable department in the United States. In addition to the collaborative partnership with tenant groups, the Housing Inspection Services, under DBI’s Inspection Services, requires non-compliant property owners to come before DBI through a Director’s Hearing where outstanding penalties can be collected and attached to the lien process, which the Board of Supervisors issues annually. For more details, please visit www.sfdbi.org/housinginspection.

For a copy of the study, please email Lily Madjus at lily.madjus@sfgov.org.


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**About the Department of Building Inspection (DBI)**

*The Department of Building Inspection (DBI) oversees the effective, efficient, fair and safe enforcement of the City and County of San Francisco’s building, housing, plumbing, electrical, mechanical, and disability access codes for San Francisco’s more than 200,000 buildings. Please visit [www.sfdbi.org](http://www.sfdbi.org) for more information.*