



San Francisco

Department of Building Inspection



November 18, 2021

Staff Summary Report

Expanded Compliance Control

Identified Candidate:

Rodrigo Santos



Staff Summary Report¹

Code enforcement section has identified the above-named individual as a candidate for Expanded Compliance Control pursuant to San Francisco Building Code (SFBC) section 103A.6. On October 6, 2021, the candidate was notified in writing² that they have been associated with three or more qualifying Notices of Violation (NOV) within the last eighteen (18) months and are therefore eligible to be added to the Expanded Compliance Control List. To date, the candidate has not provided any exculpatory information as to why the Expanded Compliance Control is not warranted.

This determination is based on our review of the following complaints in which the candidate was associated as the engineer, project contact or authorized agent:

- 126 Prentiss_NOV 202181554 (issued 9/1/2021); A complaint investigation revealed work beyond the scope of Permit Application (PA) 201910255612 and unsafe shoring. A site inspection on 8/30/2021 revealed that the front, east, and west walls of the storage shed have been removed in contradiction to the approved set of plans which documented that these walls would remain and that no more than 50% of the framing members would be replaced. Inspection also revealed that West wall foundation will also be acting as a 5-foot retaining wall. Details on the approved set of plans do not match site conditions. These violations described above are significant violations as described in SFBC section 103A.6.1. The candidate is listed as the engineer on PA 201910255612, as well as PA 202109158461 at this property.
- 1807 Broadway_NOV 202181476 (issued 8/27/2021); At this property, extensive work without permit was conducted: Horizontal addition at ground level and 2nd levels. (Ground level 700 sq. ft., 2nd level 200 sq. ft.). Fire escape has been removed. Plumbing and electrical work. Dry rot repaired at dormer windows. Skylight infill at two locations in rear of building. A new elevated walkway on East elevation was installed without rated parapet walls. The roof was also replaced without a permit as well as the installation of non-tempered glass used in the new retaining wall. This building was deemed unsafe for all the previously

¹ Pursuant to SFBC section 103A.6.3.2.

² Pursuant to SFBC section 103A.6.3.2.

Code Enforcement Section

49 South Van Ness Avenue, Suite 400 – San Francisco CA 94103
Office (628) 652-3430 – FAX (628) 652-3439 – www.sfdbi.org



San Francisco

Department of Building Inspection



referenced work without permit. These violations described above are significant violations as described in SFBC section 103A.6.1. The candidate is listed as the Authorized Agent for PAs 202103166592 and 202102174797 at this property.

- 1807 Broadway_NOV 202181768 (issued 8/31/2021); A site visit revealed work was conducted without a permit and the number of living units in the building was illegally changed from (5) units to (4) units. It appears a door was infilled at the 2nd floor intermediate landing. There are currently (1) ground floor unit, (2) units at 2nd floor and (1) unit at 3rd floor. These violations described above are significant violations as described in SFBC section 103A.6.1. The candidate is listed as the Authorized Agent for PAs 202103166592 and 202102174797 at this property.
- 53 Ledyard_NOV 202172460 (issued 6/2/2021); Work was conducted without a permit. PA 202105180551 was submitted to legalize a cottage at the rear of the property, however the submitted drawings did not include any interior elevations. Additionally, a site inspection on May 26, 2021 revealed that the bathtub is sunken into the floor and that there are two property line windows which also were not on the submitted drawings. These violations described above are significant violations as described in SFBC section 103A.6.1. The candidate is listed on the engineer, payor and project contact for PA 202105180551 and engineer for PA 202105200739 and PA 202105281267 at this address.

The following factors, as set forth in SFBC section 103A.6.3.1, support the conclusion below that this candidate should be placed on the Expanded Compliance Control List:

- The candidate was the engineer at most of the properties and his conduct in falsifying or omitting pertinent elements on the submitted plans certainly contributed to the violations;
- The extensive work without a permit, and therefore without the critical Department oversight that is necessary to ensure the work was code compliant potentially impacts individual or public health and safety;
- The misrepresentation of existing conditions or the misrepresentation of project scope was intentional to avoid permit review or modification requirements;
- The demolition work without and beyond the scope of a building permit 126 Prentiss impacted the entire building structure; and
- The candidate accumulated these four serious violations at three different properties in less than three months.

Therefore, SFBC section 103A.6.4.2 mandates that the Department perform the following Expanded Compliance Control measures for each individual placed on the Expanded Compliance Control List ("listee"):

- (1) Provide the Director's final determination and findings to any applicable licensing board or regulatory agency (if any);
- (2) Require all new or existing permits or addenda submitted by, or containing reference to, a listee undergo Expanded Compliance Control by senior Plan Review Services staff and review at intake by applicable departments
- (3) Require site inspections by DBI and the Planning Department prior to permit issuance for projects submitted by or containing reference to the listee;
- (4) Require a licensed contractor be named on a permit prior to issuance, unless the applicant is filing for the permit as an Owner-Builder, in conformance with Cal. Health & Safety Code section 19825;
- (5) Dedicate a Senior Inspector to respond to complaints and conduct all inspections regarding the listee;

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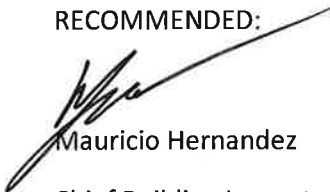
Department of Building Inspection



- (6) Consult with City Attorney, if warranted, about any other enforcement options; and
- (7) The Department will notify the listee and all other parties associated with the listee on a permit application or addenda of the Expanded Compliance Control requirements.

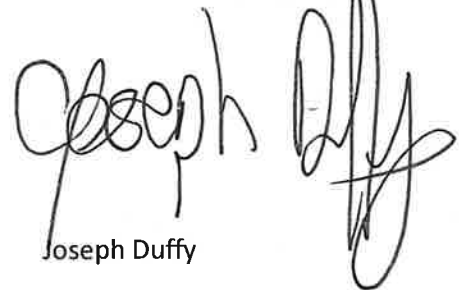
This report has concluded that, based on the extensive involvement of this candidate with the listed notices of violations and projects, the Deputy Director and the Director of the Department of Building Inspection should place the candidate on the Expanded Compliance Control list and take the next steps of enforcement under SFC section 103A.6.

RECOMMENDED:



Mauricio Hernandez

Chief Building Inspector, DBI/CES



Joseph Duffy

Deputy Director, DBI

I hereby adopt the findings of this report and place the candidate on the Expanded Compliance Control list.



Patrick O' Riordan

Interim Director, DBI

Code Enforcement Section
49 South Van Ness Avenue, Suite 400 – San Francisco CA 94103
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San Francisco

Department of Building Inspection



NOTICE OF VIOLATION

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

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

NOTICE: 1

NUMBER: 202181554

DATE: 01-SEP-21

ADDRESS: 126 PRENTISS ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 5653 LOT: 006

☐ 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: UMANZOR CRUZ ALFARO
MAILING UMANZOR CRUZ ALFARO
ADDRESS [REDACTED]

PHONE #: --

PERSON CONTACTED @ SITE: UMANZOR CRUZ ALFARO

PHONE #: --

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 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

A complaint investigation has revealed work beyond scope of PA 201910255612 and unsafe shoring.

- 1) Site inspection on 8/30/2021 revealed that the front wall as well as the east and west walls of the storage shed have been removed contrary to the approved set of plans stating that they will remain and that at most 50% of the framing members will be replaced.
- 2) Site inspection revealed that West wall foundation will also be acting as a 5 foot retaining wall. Details on the approved set of plans do not match site conditions.

Code/section SFBC: 103.A. 102

Monthly monitoring fee applies.

Code/Section: SFBC 110A. Table 1A-K

CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104.2.4

☒ FILE BUILDING PERMIT WITHIN 15 DAYS

☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☒ OBTAIN PERMIT WITHIN 45 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION SIGN-OFF.

☐ 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.

- 1) Provide adequate shoring to prevent roof collapse at rear storage shed within 48 hours.
- 2) Stop all work after shoring is fortified.
- 3) File for and obtain a revision to PA 201910255612 with plans and Planning approval showing details of new walls to be built at the East, West, and North side of the storage shed and new foundation/retaining wall detail at West side.
- 4) OR Obtain a building permit to remove structure due to unsafe condition of inadequate shoring.

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 \$3000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION



San Francisco

Department of Building Inspection



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: 202181476
DATE: 27-AUG-21

ADDRESS: 1807 BROADWAY*
OCCUPANCY/USE: 0

BLOCK: 0577 LOT: 001C

☐ 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: MAK FMLY TR
MAILING: MAK FMLY TR
ADDRESS: MAK JANET TTEE

PHONE #: --

PERSON CONTACTED @ SITE: MAK FMLY TR

PHONE #: --

VIOLATION DESCRIPTION:

- ☒ WORK WITHOUT PERMIT
☒ ADDITIONAL WORK-PERMIT REQUIRED
☒ EXPIRED OR ☐ CANCELLED PERMIT PA#:
☒ UNSAFE BUILDING ☒ SEE ATTACHMENTS

CODE/SECTION#

103A

106A.4.7

106A.4.4; 106A.3.7

102A.1

Horizontal addition at ground level and 2nd levels. (Ground level 700 sq ft. 2nd level 200 sq ft). Fire escape has been removed. Plumbing electrical work. Dryrot repair at dormer windows. Skylight infill at two locations in rear of building. new elevated walkway on East elevation no rated parapet wall. Roof replacement without permit. Nontempered glass new retaining wall.
Code/Section: SFBC 103A, 102A, 106A.4.7, 106A.4.7

Monthly monitoring fee applies.
Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

- ☒ STOP ALL WORK SFBC 104.2.4
☒ FILE BUILDING PERMIT WITHIN 7 DAYS ☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
☒ OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION
☒ SIGN OFF.

- ☐ 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.

Obtain building, electrical, and plumbing permits for all unpermitted work. Building permit will require SF Planning approval. Schedule all required inspections to comply with Building Code. Building permit must have plans.

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 27-AUG-21 VALUE OF WORK PERFORMED W/O PERMITS \$300000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Daniel Helminiak

PHONE # 628-652-3647

DIVISION: BID

DISTRICT: 4

By: (Inspector's Signature) _____



San Francisco

Department of Building Inspection



NOTICE OF VIOLATION

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

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

NOTICE: 1

NUMBER: 202181768

DATE: 31-AUG-21

ADDRESS: 1807 BROADWAY *

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 0577 LOT: 001C

☐ 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: MAK FMLY TR
MAILING MAK FMLY TR
ADDRESS MAK JANET TTEE

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 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 type="checkbox"/> UNSAFE BUILDING <input checked="" type="checkbox"/> SEE ATTACHMENTS	102A.1

A site visit has revealed the building illegally changed from (5) units to (4) units. It appears a door has been infilled at 2nd floor intermediate landing. Currently (1) unit ground floor, (2) units at 2nd floor and (1) unit at 3rd floor.
Code/section SFBC: 103A

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4

- ☒ FILE BUILDING PERMIT WITHIN 7 DAYS ☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
☒ OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND OFF.
☐ 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.

Obtain a building permit to convert from (5) units to (4) units. Plans required. SF Planning approval required.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☒ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
☐ OTHER: ☐ REINSPECTION FEE \$
APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$300000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Daniel Helminiak

PHONE # 628-652-3647

DIVISION: BID

DISTRICT: 4

By: (Inspectors's Signature) _____



San Francisco

Department of Building Inspection



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: 202172460
DATE: 02-JUN-21

ADDRESS: 53 LEDYARD ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 5395 LOT: 042

☐ 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: CHIONG CARMEN L
MAILING CHIONG CARMEN L
ADDRESS [REDACTED]

PHONE #: --

PERSON CONTACTED @ SITE: CHIONG CARMEN L

PHONE #: --

VIOLATION DESCRIPTION:

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

This is to document site inspection on 5-26-21. Although PA 202105180551 has been submitted to legalize cottage at the rear of the property, no interior elevations were included with the submitted drawings. Site inspection revealed that the bathtub is sunken into the floor and that there are two property line windows.

MONTHLY MONITORING FEE Section 110A TABLE 1A-k
Code/Section: SFBC 103.A

CORRECTIVE ACTION:

- ☐ STOP ALL WORK SFBC 104.2.4
- ☐ FILE BUILDING PERMIT WITHIN DAYS ☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- ☐ OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- ☒ CORRECT VIOLATIONS WITHIN 30 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.

Submit revised drawings that show interior elevations with existing conditions and how the issue of the sunken tub is going to be resolved within 30 days.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) ☒ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- ☐ OTHER: ☐ REINSPECTION FEE \$
- 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: Jimmy Guaiumi

PHONE # 628-652-3446

DIVISION: BID

DISTRICT :

By: (Inspector's Signature) _____