

Section 102A.3 Inspections and Complaints. The Building Official is hereby authorized to inspect or cause the inspections of any building, structure, or property for the purpose of determining whether or not it is unsafe in any of the following circumstances:

1. Whenever the Building Official, with reasonable discretion, determines that such inspection is necessary or desirable.
2. Whenever any person files with the Building Official a complaint from which there is, in the Building Official's opinion, probable cause to believe the building, structure or property or any portion thereof, is unsafe.
3. Whenever an agency of Department of the City and County of San Francisco transmits to the Building Official a written report from which there is, in the opinion of the Building Official, probable cause to believe that the building, structure or property, or any portion thereof, is unsafe.

Upon the completion of any such inspection and the finding by the Building Official of any condition which renders the building, structure, or property unsafe, ~~and a failure or refusal of the owner to apply for a building permit within 30 days of the notification of such finding of any condition,~~ the Building Official shall, within 10 days thereafter, serve a written notice of violation upon the building owner which shall contain specific allegations, setting forth each condition the Building Official has found which renders the building, structure, or property unsafe. The Building Official shall, within three days of mailing of such notice of violation, post a copy thereof in a conspicuous place in or upon such building, structure or property and <sup>make available</sup> provide a copy of the notice of violation to each tenant thereof. Such notice shall also set forth the penalties for violation prescribed in Section 103A of this code. In addition to the civil penalties prescribed in Section 103A, the Department's cost of preparation for and appearance at the hearing required by Section 102A.4 and all prior and subsequent <sup>comply</sup> attendant <sup>failure to comply with</sup> administrative costs, shall be assessed upon the property owner monthly after the written notice of violation <sup>14</sup> *that* has been served upon the property owner. Said violation will not be deemed legally abated until the property owner makes full payment of the assessment of costs to the Central Permit Bureau. See ~~Section 110~~ Table 1A-D - Standard Hourly Rates and Table 1A-K - Penalties, Hearings, Code Enforcement Assessments- for the applicable rates. Failure to pay the assessment of costs shall result in tax lien proceedings against the property per Section 102A.18.

Table 1A-K. Revise as follows:

**TABLE 1A-K – PENALTIES, HEARINGS, CODE ENFORCEMENT ASSESSMENTS**

1.	Abatement Appeals Board hearing, filing fee	\$170.00 per case
2.	Board of Examiners filing fees:	
	Each appeal for variance from interpretation of code requirements	Standard Hourly Plan Review Rate - Minimum Two Hours
	Each appeal for approval of substitute materials or methods of construction	Standard Hourly Plan Review Rate - Minimum Four Hours
3.	Building Official's abatement orders	Standard Hourly Plan Review Rate - Minimum Two Hours
4.	Emergency order	Standard Hourly Plan Review Rate - Minimum Two Hours
5.	Exceeding the scope of the approved permit	2 times the issuance fee
6.	Access Appeals Commission:	
	Filing fee	Standard Hourly Plan Review Rate - Minimum Two Hours per appeal
	Request for a rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
7.	Lien recordation charges	\$187.00 or 10 percent of the amount of the unpaid balance, including interest, whichever is greater
8.	Work without permit: investigation fee:	
	Building, Electrical, Plumbing or Mechanical Code violations	9 times the Permit Issuance Fee plus the original permit fee
9.	Building Inspection Commission hearing fees:	
	Notice of appeal	Standard Hourly Plan Review Rate - Minimum Four Hours
	Request for jurisdiction	Standard Hourly Plan Review Rate - Minimum Four Hours
	Request for rehearing	Standard Hourly Plan Review Rate - Minimum Two Hours
10.	Additional Hearings required by Code	Standard Hourly Plan Review Rate - Minimum Four Hours
	<i>months Code</i> 11. Violation Monitor Fee (Months)	<i>Standard Hourly Admin Rate - 1/2 hour</i>

[Amended 9-2-2008 by Ord. No. 122-08]

*Table 1A-D. Revise as follows:*

**TABLE 1A-D – STANDARD HOURLY RATES**

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|-------------------|-------------------|
| 1. Plan Review    | \$187.00 per hour |
| 2. Inspection     | \$170.00 per hour |
| 3. Administration | \$104.00 per hour |

~~4.~~  
[Added 9-2-2008 by Ord. No. 122-08]