



City & County of San Francisco  
BOARD OF APPEALS

Date Filed:

BOARD OF APPEALS

OCT 02 2014

APPEAL #

*JP*

**JURISDICTION REQUEST**

Date of request: October 02, 2014.

John Roman, (requestor(s)) hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit /BPA No. 2014/08/18/4044** by **Department of Building Inspection**, issued to: **AEBT LLC**, for property at **271 Fair Oaks Street**, that was issued or became effective on **August 18, 2014**, and for which the appeal period ended at close of business on **Sept. 02, 2014**

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **October 29, 2014 at 5:00 p.m. City Hall, Room 416**, One Dr. Carlton B. Goodlett Place.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit, variance, or determination holder(s) and/or department(s) no later than **10 days from the date of filing, on or before October 14, 2014**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An original and 10 copies shall be submitted to the Board office with additional copies delivered to the opposing parties the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Please Print:

Name: John Roman

*Monique Farris*  
**MONIQUE FARRIS**  
Signature of Requestor or Agent

1 TOBENER LAW CENTER  
2 JOSEPH TOBENER, SBN. 203419  
3 MONIQUE FARRIS, SBN. 259678  
4 21 Masonic Avenue, Suite A  
5 San Francisco, California 94118  
6 Telephone: (415) 504-2165  
7 Facsimile: (415) 418-3492

BOARD OF APPEALS

OCT 02 2014

~~APPEAL #~~

JR

FILE

8 Attorneys for Petitioner JOHN ROMAN

Re: BPA No. 2014-  
08-18-4044

9 CITY & COUNTY OF SAN FRANCISCO

10 BOARD OF APPEALS

11 JURISDICTION REQUEST

12  
13 **Subject Property: 271 Fair Oaks Street Permit Issued: August 18, 2014**

14  
15 **I. INTRODUCTION**

16 John Roman has rented the lower-level in-law unit located at 271 Fair Oaks Street for  
17 fifteen years. (See Exhibit A, Declaration of John Roman.) John's home was recently sold last.  
18 (See Exhibit B, Declaration of Monique Farris.) Prior to the sale, John was offered \$75,000 to  
19 move. (See Exhibit A.) John declined the offer. (See Exhibit A.) Two weeks later, the owner  
20 again tried to convince John to move, this time offering him \$100,000. (See Exhibit A.) Again,  
21 John rejected the offer. (See Exhibit A.)

22 On August 12, 2014, John received a notice from the owner's agent stating that the owner  
23 intended to apply for a permit to demolish John's home based on a claim that the in-law unit is  
24 an illegal unit. (See Exhibit A.) John was shocked, as the in-law unit is in fact a legal unit and  
25 has been used as a dwelling for at least sixty-five years. (See Exhibit A)

26 On August 25, 2014, John hired an attorney to represent John in challenging any attempt  
27 by John's landlord to demolish John's home. (See Exhibit A.) That same day, August 25, 2014,  
28 John's attorney was told by the San Francisco Department of Building Inspection that no

1 demolition permits had been applied for or issued for John's home. (See Exhibit B.) This  
2 information was wrong. (Exhibit B.) Permits to demolish John's home has already been issued  
3 one week prior, on August 18, 2014.

4 Had the City provided John with accurate information, John would not have missed the  
5 deadline to appeal. (See Exhibit A.) John asks that the Board of Appeals grant jurisdiction to  
6 file a late appeal of the granting of a permit to demolish his home.

## 7 **II. RELEVANT FACTS**

8 John Roman has been a tenant at the lower in-law unit of the property located at 271 Fair  
9 Oaks Street, San Francisco (the "in-law unit") since 1999. (See Exhibit A.) John's rent for the  
10 premises is \$500 per month. (See Exhibit A.) The fair market rental value for the in-law unit is  
11 at least \$3,000. (See Exhibit A.) John is a seafood delivery truck driver. (See Exhibit A.) On or  
12 about May 7, 2014, John was involved in an industrial accident, which rendered him disabled.  
13 (See Exhibit A.)

14 The in-law unit has one bedroom, one bathroom, a kitchen, and a living room. (See  
15 Exhibit A.) Each room has at least one window. (See Exhibit A.) The bedroom has two  
16 closets. (See Exhibit A.) The ceiling heights range from approximately 7'5"-8'4", excluding  
17 carpeting. (See Exhibit A.) There are three means of emergency egress from the in-law unit: a  
18 front door leading to the front yard, a rear door leading to the backyard, and a door leading to the  
19 garage. (See Exhibit A.)

20 When John's grandparents emigrated from Ecuador to San Francisco in the 1950's, they  
21 purchased 271 Fair Oaks. (See Exhibit A) At the time of purchase, there was an elderly Scottish  
22 woman living in the in-law unit, indicating that the in-law unit was likely used as a separate  
23 dwelling long before John's grandparents purchased the property. (See Exhibit A.) The in-law  
24 unit has been used as a separate dwelling ever since. (See Exhibit A.)

25 On or about September 12, 2013, John Roman was presented with a written offer of  
26 payment of \$75,000 to voluntarily vacate the premises on or before November 1, 2013. (See  
27 Exhibit A.) Not wanting to leave his community and long-time home, John refused the offer.  
28 (See Exhibit A.) Two weeks later John was offered \$100,000 to move. (See Exhibit A.) Again,

1 John refused the offer. (See Exhibit A.)

2 On or about July, 2014, the property was sold to the current owner. (See Exhibit B.)

3 On or about August 12, 2014, John received a “30-Day Notice of Application for Permit  
4 to Demolish Residential Dwelling Unit,” notifying John that the owner of the property intended  
5 to or had applied for a permit to demolish the residential dwelling unit located at 273 Fair Oaks,  
6 San Francisco. (See Exhibit A.)

7 John did not understand what the document was. (See Exhibit A.) As such, John  
8 contacted the Housing Rights Coalition, who explained to John that his landlord wanted to  
9 demolish John’s home. (See Exhibit A.) Determined to fight any such demolition, on August  
10 25, 2014, John hired the Tobener Law Center to challenge any attempt by John’s landlord to  
11 demolish John’s home. (See Exhibit A.) That same day, August 25, 2014, an attorney from the  
12 Tobener Law Center, Monique Farris, went to the City and County of San Francisco Department  
13 of Building Inspection (“DBI”) to review the permit history of the premises and to find out  
14 whether the owner had already applied for a demolition permit. (See Exhibit B.)

15 Ms. Farris met with a DBI staff member, Mr. D. Guinto. (See Exhibit B.) Ms. Farris  
16 explained to Mr. Guinto that she was looking for any and all permits and certificates of  
17 occupancy associated with the building, particularly any applications for permits to demolish or  
18 demolition permits granted. (See Exhibit B.) Mr. Guinto assisted Ms. Farris in viewing and  
19 printing said permits. (See Exhibit C, DBI Receipt.)

20 At no time did Mr. Guinto show Ms. Farris an application for a permit to demolish the  
21 premises. (See Exhibit B.) Ms. Farris repeatedly asked Mr. Guinto to verify that no demolition  
22 permits had been applied for or issued. (See Exhibit B.) Mr. Guinto assured Ms. Farris that no  
23 demolition-related permits had been issued permits had been applied for, granted, or denied. (See  
24 Exhibit B.)

25 Mr. Guinto did, however, show Ms. Farris a Certificate of Final Completion and  
26 Occupancy dated June 24, 2014, stating the “legal use and occupancy of this building [is] as a 2  
27 story single family dwelling.” (See Exhibit D, see also Exhibit B, Certificate of Final  
28 Completion and Occupancy.) The Certificate goes on to explain that, “[t]his determination is



1 based upon a review of the City Records including water department, sanborn map, assessors  
2 records and building department records.” (See Exhibit B.) This came as quite a surprise to  
3 John, as John’s home had not been inspected by the City and John was never provided a copy of  
4 the certificate or application for the certificate. (See Exhibit A.) Had John known of the  
5 determination, he would have filed a timely appeal. (See Exhibit A.)

6 In order to find out more information, Ms. Farris asked to speak with the Inspector who  
7 made the determination, Joseph Duffy. (See Exhibit B.) Ms. Farris met with Mr. Duffy in his  
8 office. (See Exhibit B.) Mr. Duffy explained that he did not enter the unit to perform an  
9 inspection, allegedly due to Mr. Roman’s refusing access. (See Exhibit B.) Mr. Duffy explained  
10 that his determination was based solely on a review of City records, including water department  
11 records, sanborn maps, Assessor’s records, and Building Department Records, rather than an  
12 actual inspection of the interior of the unit. (See Exhibit B.)

13 Mr. Duffy went on to describe John as “odd,” explaining that he couldn’t understand why  
14 John had not accepted the \$75,000 offered to John last year. (See Exhibit B.) John has no idea  
15 how Mr. Duffy knew anything about John or about any offers made to John. (See Exhibit A.)  
16 Mr. Duffy went on to suggest that Ms. Farris not pursue a challenge to the determination on  
17 John’s behalf because John should just accept the money offered to him. (See Exhibit B.)

18 On or about September 12, 2014, Mr. Roman received a Sixty-Day Notice of  
19 Termination of Tenancy. (See Exhibit A.) Attached to the sixty-day notice were an application  
20 for a permit to “remove undocumented basement unit and restore to original – storage space,” a  
21 plumbing permit to “remove kitchen sink water supplies, for kitchen, remove [...] bathroom and  
22 supplies to downstairs illegal unit and restore to original,” and an electrical permit to “remove  
23 receptacles and fan and any associated electrical illegal downstairs unit being removed: 4 lights,  
24 12 receptacles, 2 fans, 1 dishwasher, 1 disposal. (See Exhibit E, Sixty-Day Notice of  
25 Termination of Tenancy.)

26 The permits and applications were all dated August 18, 2014—one week before Ms.  
27 Farris was guaranteed by DBI that no demolition permits had been applied for or issued.

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### III. ARGUMENT

A. DBI's error caused John to miss the appeal deadline

The Board may grant late jurisdiction upon a showing that the City intentionally or inadvertently caused the requestor to be late in filing the appeal. (Rules of the Board of Appeals, §V.10.) John, through counsel, made diligent efforts to inquire as to any relevant demolition permit or applications for permits. John relied on DBI's August 25, 2014, representation that no demolition permits had been applied for or granted. But for DBI's misrepresentations, John would not have missed his deadline to appeal the demolition permit.

B. The in-law unit is not an illegal unit

John's unit is a legal unit. John's unit has been used for residential purposes for at least sixty-five years. The ceilings appear to be to code, there is adequate heat and ventilation, and the unit has three separate means of emergency egress. Because the inspector did not actually enter the unit when making his determination that the unit is illegal, it is impossible to ascertain what code violations are alleged to exist, rendering the unit illegal. The only deficiency that John can think of is that PG&E is not separately metered. The PG&E metering is an easily remediable deficiency, which surely not warranting demolition.

C. Measure M Priority Policies

San Francisco Initiative, Proposition M, sets forth eight priority policies that permit applications must follow. (S.F., CAL., PLANNING CODE art. 1, § 101.1 (1978).) "Existing housing and neighborhood character must be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods ... and...the City's supply of affordable housing must be preserved and enhanced." (*Id.*)


John is a disabled, low-income, life-long San Francisco resident. If John's home is demolished he will be unable to afford to rent in his neighborhood. (See Exhibit A.) Just as thousands of low-income tenants before him, John will be forced to leave San Francisco.

### III. Conclusion

Based on the foregoing, John asks that the Board of Appeals grant jurisdiction to file a late appeal of the granting of a permit to demolish his home.

1 DATED: October 1, 2014

2 TOBENER LAW CENTER

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5 Monique Farris  
6 Attorney for Defendant

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**EXHIBIT A**

1        **DECLARATION OF JOHN ROMAN IN SUPPORT OF JURISDICTION REQUEST**

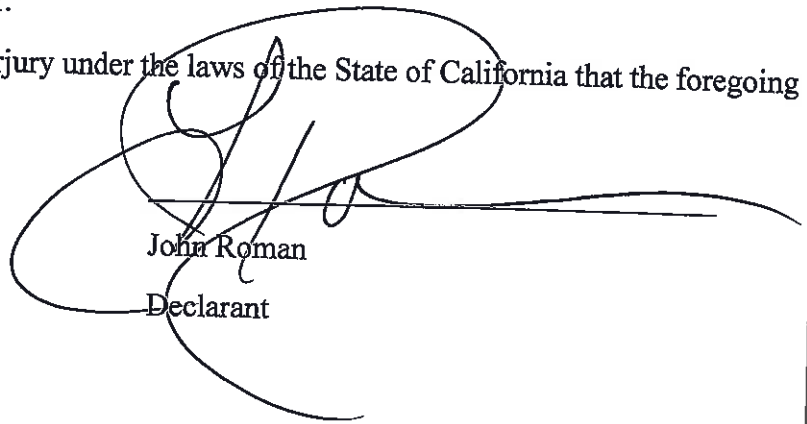
2        I, John Roman, hereby declare:

- 3
- 4        1. I have lived in San Francisco all of my life.
- 5        2. I have lived in the lower-level in-law unit located at 273 Fair Oaks Street since 1999.
- 6        3. My rent is \$500 per month. The fair market rental value for the in-law unit is at least
- 7        \$3,000.
- 8        4. The in-law unit has one bedroom, one bathroom, a kitchen, and a living room.
- 9        5. Each room has at least one window.
- 10       6. The bedroom has two closets.
- 11       7. The living room and bedroom ceilings are approximately 7'5," excluding carpeting.
- 12       8. The bathroom and kitchen ceilings are 8'4".
- 13       9. There are three means of emergency egress from the in-law unit: a front door leading to
- 14       the front yard, a rear door leading to the backyard, and a door leading to the garage.
- 15       10. I am a seafood delivery truck driver. I have a low income.
- 16       11. On or about May 7, 2014, I was involved in an accident at work which rendered me
- 17       disabled.
- 18       12. On or about October or November, 2013, I received a letter from Bornstein & Bornstein
- 19       offering me \$75,000 to move out of my home. I love my home and my community, so I
- 20       called Bornstein & Bornstein and rejected the offer.
- 21       13. About two weeks later, a real estate agent came to my home and asked me to go have
- 22       beer with him, saying that he had a \$100,000 check in his pocket with my name on it. I
- 23       told him no.
- 24       14. On August 12, 2014, I received a notice from Bornstein & Bornstein stating that the
- 25       owner of the property intended to apply for a permit to demolish my home because they
- 26       claim that the in-law unit is an illegal unit.
- 27       15. I did not immediately understand what the document was, so I contacted the Housing
- 28       Rights Coalition, who explained the situation to me.

- 1 16. I was shocked to receive the thirty-day notice, as the in-law unit is in fact a legal unit and  
2 has been used as a dwelling for at least sixty-five years.
- 3 17. When my grandparents emigrated from Ecuador to San Francisco in the 1950's, they  
4 purchased 271 Fair Oaks. At the time of purchase, there was an elderly Scottish woman  
5 living in the in-law unit. The in-law unit has been used as a separate dwelling ever since.
- 6 18. On August 25, 2014, I hired an attorney to represent me in challenging any attempt by  
7 my landlord to demolish my home.
- 8 19. Had I been provided with accurate information by the City, I would not have missed the  
9 deadline to appeal.
- 10 20. To the best of my knowledge, the inside of my home has never been inspected by a City  
11 Building Inspector.
- 12 21. I was never given a copy of the Certificate of Final Completion and Occupancy dated  
13 June 24, 2014. Had I known about the June 24, 2014, Certificate of Final Completion  
14 and Occupancy, I would have an appeal.
- 15 22. I have no idea how Inspector Duffy knew about any offers made to me to move out.
- 16 23. On or about September 12, 2014, I received a Sixty-Day Notice of Termination of  
17 Tenancy. Attached to the sixty-day notice were an application for a permit to "remove  
18 undocumented basement unit and restore to original - storage space," a plumbing permit  
19 to "remove kitchen sink water supplies, for kitchen, remove [...] bathroom and supplies  
20 to downstairs illegal unit and restore to original," and an electrical permit to "remove  
21 receptacles and fan and any associated electrical illegal downstairs unit being removed: 4  
22 lights, 12 receptacles, 2 fans, 1 dishwasher, 1 disposal.
- 23 24. I don't have a dishwasher.

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

26 Dated: OCT-1-2014

  
John Roman  
Declarant

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**EXHIBIT B**

1 **DECLARATION OF MONIQUE FARRIS IN SUPPORT OF JURISDICTION REQUEST**

2 I, Monique Farris, hereby declare:

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- 4 1. I am an attorney licensed to practice law in the State of California.
- 5 2. Mr. Roman's home was sold on or about July, 2014.
- 6 3. On August 25, 2014, I went to the City and County of San Francisco Department of
- 7 Building Inspection ("DBI") to review the permit history of the premises and to find out
- 8 whether the owner had already applied for a demolition permit.
- 9 4. I met with a DBI staff member, Mr. D. Guinto.
- 10 5. I explained to Mr. Guinto that I was looking for any and all permits and certificates of
- 11 occupancy associated with 271 Fair Oaks Street and 273 Fair Oaks Street, particularly
- 12 any applications for permits to demolish or demolition permits granted.
- 13 6. Mr. Guinto stated that 273 Fair Oaks Street did not exist. Mr. Guinto then assisted me in
- 14 viewing and printing what he stated were all permits related to 271 Fair Oaks Street.
- 15 7. A true and correct copy of the receipt issued to me by Mr. Guinto for copies of permits
- 16 related to the premises is attached hereto and labeled Exhibit C.
- 17 8. At no time did Mr. Guinto show me an application for a permit to demolish 271 Fair
- 18 Oaks Street or 273 Fair Oaks Street.
- 19 9. I repeatedly asked Mr. Guinto to verify that no demolition permits had been applied for
- 20 or issued for 271 Fair Oaks Street or 273 Fair Oaks Street.
- 21 10. Mr. Guinto assured me that no demolition-related permits had been issued permits had
- 22 been applied for, granted, or denied for 271 Fair Oaks Street or 273 Fair Oaks Street.
- 23 11. Mr. Guinto did, however, show me a Certificate of Final Completion and Occupancy
- 24 dated June 24, 2014, stating the "legal use and occupancy of this building [is] as a 2 story
- 25 single family dwelling." A true and correct copy of said Certificate of Final Completion
- 26 and Occupancy is attached hereto and labeled Exhibit D.
- 27 12. In order to find out more information, I asked to speak with the Inspector who made the
- 28 determination, Joseph Duffy.



1 13. I met with Mr. Duffy in his office. Mr. Duffy explained that he did not enter the unit to  
2 perform an inspection, allegedly due to Mr. Roman's refusing access.

3 14. Mr. Duffy explained that his determination was based solely on a review of City records,  
4 including water department records, sanborn maps, Assessor's records, and Building  
5 Department Records, rather than an actual inspection of the interior of the unit.

6 15. Mr. Duffy went on to describe John as "odd," explaining that he couldn't understand why  
7 John had not accepted the \$75,000 offered to John last year.

8 16. Mr. Duffy went on to suggest that I not pursue a challenge to the determination on John's  
9 behalf because John should just accept the money offered to him.

10 17. A true and correct copy of the sixty-day notice received by John Roman is attached  
11 hereto and labeled Exhibit E.

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

14 Dated: 10/1/14



15 Monique Farris  
16 Attorney for Defendant  
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**EXHIBIT C**

RR2014025668

## RECORD REQUEST RECEIPT

## Property Information

BUILDING INFORMATION  
OAKS ST

Block/Lot: 3647 / 021

New Construction Date: 1900

Building Occupancy: F

Other possible addresses for this location:

271

## Applicant Information

First Name	MONIQUE	Address	21 MASONIC AVENUE
Last Name	FARRIS	Address2	SUITE A
Company	TOBENER LAW CENTER	City	SAN FRANCISCO
Phone	4155042165 Ext	State	CA
Alt. Phone	Ext	Zip Code	94118
E-mail	mfarris@tobenerlaw.com	Origin	

## Request Information

Processed By:	BGUINTO	Date Received:	08/25/2014	Ready Date:	09/22/2014	Until Date:	10/06/2014
Completed date:	08/25/2014	Final Date:		Voided Date:		Turnaround Time:	0

## Duplication for Plans

Duplication: <input checked="" type="radio"/> Yes or <input type="radio"/> No	Mailed date:	Owner:
35MM: \$0.00	Pvision Plans: \$0.00	Design Prof:

## View Only

Aperture Cards: 4	Diazo Cards: 0	Rolls: 0	DivApps: 0	Pvision Permits: 3	Pvision Plans: 0
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## Printed Copies

Aperture Cards: \$0.00	Pvision Permits: \$0.00	16MM: \$0.00	Certification: \$0.00
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## Additional Comments

## Payment Amount

Customer Completed Date: 08/25/2014

Total: 0.00	Deposit or adjustment: 0.00	Balance due: 0.00
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## Total Printed Copy Paid Units

Aperture Cards	Pvision Permits	16MM	Certified	35MM	Pvision Plans
0	18	0	0	0	0

## Payments Applied

Receipt	Payment date	Payor	Address	Issued By	Amount
RR006547	8/25/2014	MONIQUE FARRIS TOBENER LAW CENTER	21 MASONIC AVENUE SUITE A SAN FRANCISCO CA 94118	BGUINTO	\$1.80

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**EXHIBIT D**



City and County of San Francisco  
 Department of Building Inspection  
**CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY**

LOCATION: 271 Fair Oaks St  
 (number) (street)  
36477/021  
 (block and lot)

Permit Application No: 201406208950 Type of Construction: TB Stories: 2 Dwelling Units: 1

Basements: 0 Occupancy Classification: R-3 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: For Administrative purposes only to obtain the legal use and occupancy of this building as a 2 story single family dwelling. This determination is based upon a review of City Records including water department Saborn Map, Assessors records and building department records. No work on this permit

To the best of our knowledge, the construction described above has been completed and effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

This Certificate issued on: JUNE 24th 2014

by: Joseph Duffy Building Inspector  
 (Signature)  
Joseph Duffy Printed Name

TONI HUI, SE, Acting Director of Building Inspection

Capitol (original to interoffice); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

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**EXHIBIT E**

## 60 DAY NOTICE OF TERMINATION OF TENANCY

TO: John H. Roman, Does 1 to 20, and any other occupant(s) claiming the right to possession of:

### 273 Fair Oaks Street

City and County of San Francisco, State of California  
including all garage(s), storage and common areas

NOTICE IS HEREBY GIVEN that your tenancy, if any, of the aforesaid premises is terminated sixty (60) days after service on you of this Notice (excluding the date of service). You are hereby required to deliver possession of said premises to: **DANIEL BORNSTEIN, ESQ.**, Law Offices of Bornstein & Bornstein, 507 Polk Street, Suite 410, San Francisco, CA 94102, Telephone: (415) 409-7611, the landlord's duly authorized agent at said address on or before the expiration of said sixty (60) day period.

Possession of the premises is sought pursuant to California Civil Code §1946 and California Code of Civil Procedure §1161(1).

Possession of the aforesaid premises is sought pursuant to San Francisco Administrative Code Section 37.9(a)(10): The landlord seeks to recover possession in good faith in order to demolish or to otherwise permanently remove the rental unit from housing use and has obtained all the necessary permits on or before the date upon which notice to vacate is given, and does so without ulterior reasons and with honest intent; provided that a landlord who seeks to recover possession under this Section 37.9(a)(10) shall pay relocation expenses as provided in Section 37.9C except that a landlord who seeks to demolish an unreinforced masonry building pursuant to Building Code Chapters 16B and 16C must provide the tenant with the relocation assistance specified in Section 37.9A(e) below prior to the tenant's vacating the premises.

Pursuant to law, the landlord is removing the separate (illegal) residential use of the property and restoring the unit to its legal use. The landlord has obtained the necessary permits (copies of which are attached hereto and made a part hereof) and is serving this Sixty Day Notice without ulterior reasons and with honest intent.

Pursuant to San Francisco Administrative Code §37.9C(e)(1), and as increased effective March 1, 2014 pursuant to San Francisco Administrative Code §37.9C(e)(3), each eligible tenant who has resided at 273 Fair Oaks, San Francisco, CA, for 12 or more months is entitled to receive relocation costs from the landlord in the amount of \$5,261.00, per tenant, with a cap of \$15,783.00 per unit, as follows: \$2,630.50 per tenant for relocation costs upon service of this notice and \$2,630.50 per tenant when the unit is vacated.

Each eligible tenant who is 60 years of age or older or who is disabled as defined by Cal. Government Code §12955.3, and each household with at least one eligible tenant and at least one minor child is entitled to receive an additional relocation payment of \$3,508.00, pursuant to San Francisco Administrative Code §37.9C(e)(2), and as increased effective March 1, 2014 pursuant to San Francisco Administrative Code §37.9C(e)(3). This additional relocation amount shall be paid as follows: \$1,754.00 within fifteen calendar days of the landlord's receipt of written notice from the eligible tenant of his/her entitlement to the relocation payment along with supporting evidence, and \$1,754.00 when the eligible tenant vacates the unit.

///

///



PERMIT# **E201408182042**

Permit Issued date: **08/18/2014 11:34:06 AM**

Permit Issued By: CVICTORI  
CUSTOMER COPY

Printed on: 08/18/2014 11:34:22 AM

E201408182042

271 FAIR OAKS ST

BEALE BUILDERS & CONSTRUCT

Floor/Suite:

Job Address 271 FAIR OAKS ST		Block/Lot/Structure Num 3647/021/0	Unit	District 8
Occupancy Residential	Floor/Suite	Valuation \$0.00		
Owner Name AEBT LLC		Phone	Phone2	Homeowner permit approved by
Contractor Company Name BEALE BUILDERS & CONSTRUCTION		License 563180	Class B1 C36	License Exp Date 30-APR-16
Address 15 BAYO VISTA WY 10		City SAN RAFAEL	State CA	Zip Code 94901-0000
		Office Phone# (415)314-5002	Mobile Phone# (415)314-5002	
Applicant/Occupant Name		Phone ( ) -		
EID Use Only:		Building Appn. No: 201408184044		Plumbing permit No: PP20140818307
<b>APPLICANT'S DESCRIPTION OF WORK:</b>				
REMOVE RECEPACLES AND FAN AND ANY ASSOCIATED ELECTRICVAL ILLEGAL DOWNSTAIRS UNIT BEING REMOVED: 4 LIGHTS, 12 RECETPACLES, 2 FANS, 1 DISHWASHER, 1 DISPOSAL.				
<b>INSPECTOR'S COMMENT:</b>				
<b>Fees</b>				
<u>Fee Type</u>	<u>Date Paid</u>	<u>Receipt</u>	<u>Amount</u>	<u>Fee Type</u>
TECH_SRCH	18-AUG-14	213235	\$4.80	RES_OUTL
				18-AUG-14
				213235
				\$240.00
Surcharge	\$0.00	Total Fees	\$244.80	Total Paid
				\$244.80
				Balance due
				\$0.00
<b>Inspection Activity Description</b>				
<u>Activity Date</u>	<u>Inspector</u>	<u>Code</u>	<u>Activity Code Description</u>	<u>Inspection Record</u>





**PLUMBING PERMIT** **RENEWAL** **AMENDMENT** **PID PERMIT #** **ISSUED**

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

Call between 9:00 am and 3:00 pm for scheduling inspection 415-558-6570  
24-hour web inspection scheduling at http://www.sfdph.org/dph/plumbing  
72-hour voice repair scheduling 415-558-6570

Job Location **271 FAIR OAKS ST** Unit **ST** Unit sfx **BLK/LOT 3647 / 021**  
Unit Unit sfx **BLK/LOT**

OWNER **BLDG APPL# 201408184044** EID PMT# **E201408182042** District **9**

Owner Name **AEST LLC** Owner/Contact  
Owner Address **271 FAIR OAKS ST SAN FRANCISCO CA** Owner Phone **4153145301**

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**HOMEOWNER PERMIT:** Approving Inspector:

Company Name **BEALE BUILDERS & CONSTRUCTION** License # **563180** Class **B1,C38** Expiration **04/30/2016** BTRC # **0362484**  
Address **15 BAYO VISTA WY 10** City **SAN RAFAEL** State **CA** Zip **94901-0000**  
Phone **4153145002**

**REMOVE KITCHEN SINK WATER SUPPLIES, FOR KITCHEN, REMOVE GBATHROOM AND SUPPLIES TO DOWNSTAIRS ILEGAL UNIT AND RESTOVE TO ORIGINAL.**

MAX INSPECTIONS AVAILABLE	2	VALUATION	0.00	BLDG STDS ADMIN FUND	0.00
NUMBER OF ADDITIONAL INSPECTIONS	0 @ 0.00 / 1 EA.	0.00 SURVEY:			0.00
NUMBER OF PLAN REVIEW HOURS:	0 @ 0.00 / 1 EA.	0.00 MISCELLANEOUS:			0.00
NUMBER OF ADMIN HOURS:	0 @ 0.00 / 1 EA.	0.00 FIRE SPRINKLER:			0.00
SINGLE RESIDENTIAL UNIT:		160.00 FIRE SPRINKLER (NEW/REMODEL):	0 @ 0.00 / 1 EA.		0.00
PLUMBING INSTALLATION (WITHOUT)	0 UNITS	0.00 RESTAURANT (NEW/REMODEL):	0 OUTLETS		0.00
PLUMBING INSTALLATION (WITH):	0 UNITS	0.00	Web fee: 0.00	Penalty 0.00	Tech surcharge (2%) 3.20
NEW BOILER INSTALLATION:	0 @ 0.00 / 1 EA.	0.00			
OFFICE, MERC AND RETAIL BUILDING:	0 @ 0.00 / 1 EA.	0.00			
				<b>TOTAL PERMIT FEE:</b>	<b>163.20</b>

**NOT VALID FOR BERTH, BATH, PUMP-OUT, DISCHURGE INTO EXCAVATION DEEPER THAN 5'**  
Effective 3/7/2009. P.C. 18514.1 Exp. 1/1/11 from 3/1/09 ISSUED BY

**DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY**

Date	Initials	Remarks

**NOTICE TO APPLICANT HOLD HARMLESS CLAUSE:** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3300 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

- I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
- II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_
- III. The cost of the work to be done is \$100 or less.
- IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3300 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 1660 MISSION STREET SAN FRANCISCO, CA 94103

Plumbing Inspector's signatures:  
Rough In: \_\_\_\_\_ Date: \_\_\_\_\_  
Final: \_\_\_\_\_ Date: \_\_\_\_\_

Valid For Issuance: Approved Date: 08/18/2014 11:15:01 AM

Chief Plumbing Inspector: *Steve Panelli*

CUSTOMER COPY  
Issued by: CVICTORI

271 FAIR OAKS ST



# 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  
1660 Mission St. San Francisco, CA 94103

NUMBER: 199710692  
DATE: 22-DEC-97

ADDRESS: 271 FAIR OAKS ST  
OCCUPANCY/USE: 0

BLOCK: 3647 LOT: 021

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: CARLOS PARRENO 1989 TRUST 4/8  
MAILING PARRENO CARLOS A  
ADDRESS 271 FAIR OAKS ST  
SAN FRANCISCO CA

PHONE #: -

94110

PERSON CONTACTED @ SITE:

PHONE #: -

## VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

CONVERTED GROUND FLOOR INTO AN APARTMENT, CONSISTING OF 1 SLEEPING ROOM, 1 LIVING ROOM, 1 KITCHEN AND A FULL BATH, WITHOUT THE BENEFIT OF REQUIRED PERMITS.

## CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT WITHIN 0 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 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.

YOU ARE REQUIRED TO FILE FOR A BUILDING PERMIT APPLICATIONS, WITH TWO SETS OF FLOOR PLANS, IN ORDER TO LEGALIZE, OR DISMANTLE ADDED GROUND FLOOR UNIT.

PERMIT RESEARCH INDICATE THAT PREMISES ARE A :  
TYPE 5N, TWO STORY SINGLE FAMILY DWELLING ON ONE FLOOR OF OCCUPANCY.

- 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  
APPROX. DATE OF WORK W/O PERMIT      VALUE OF WORK PERFORMED W/O PERMITS \$  
(WORK W/O PERMIT PRIOR TO 9/1/60)

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Ivan Sarkany      DIVISION: HIS      DISTRICT: 1  
PHONE # -  
By: (Inspector's Signature) \_\_\_\_\_

City and County of San Francisco  
DEPARTMENT OF BUILDING INSPECTION

DRAFT

J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,  
FROM 8:00 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY,  
MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK  
BY CALLING (415) 575-6955

APPLICATION NO. 2014.08.18.4044 ISSUED 8-18-14  
JOB ADDRESS: 271 Fair Oaks St. BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
NATURE OF WORK: \_\_\_\_\_

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED  
PRIOR TO EXPIRATION DATE OF 8-13-15

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON  
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this  
JOB CARD for useful and appropriate telephone numbers.

**\* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. \***

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.  
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE  
AT ALL TIMES WHEN WORK IS IN PROGRESS.  
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.



FORM :

8

City and County of San Francisco  
 DEPARTMENT OF BUILDING INSPECTION  
 INSPECTION RECORD



APPLICATION NO. 2014.08.18.4044 ISSUED 8-18-14  
 JOB ADDRESS: 271 Fair Oaks St. BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
 NATURE OF WORK: \_\_\_\_\_

Do Not Pour CONCRETE until the following are signed			
INSPECTIONS	Dates	Inspectors	
Foundation Forms			
Foundation Steel			
Grounding Electrode			
<b>O.K. TO POUR</b>			
Do Not CONCRETE SLAB until the following are signed			
INSPECTIONS	Dates	Inspectors	
Plumbing Underground			
Electrical Underground			
Fire Service Underground			
Do Not COVER until the following are signed			
INSPECTIONS	Dates	Inspectors	
Rough Plumbing			
Shower Pan			
Flu, Vents & Ducts (PLBG)			
Heating Hydrostatic Test			
Rough Sprinklers (PLBG)			
Rough Electrical			
Rough Sprinklers (FIRE)			
Hydrostatic (FIRE)			
Sound Transmission			
Rough Framing			
Insulation			
Environmental Air, Vents, Ducts (BLDG)			
Lath			
<b>O.K. TO COVER</b>			

ADDITIONAL WORK REQUIRING APPROVALS			
INSPECTIONS	Dates	Inspectors	
Special			
Special			
Special			
Fire Alarm			
Energy Ordinance			
FINAL INSPECTION REQUIRED			
INSPECTIONS	Dates	Inspectors	
Disabled Access			
Sprinklers (PLBG)			
Mechanical			
Plumbing			
Electrical			
Street Use & Mapping			
Urban Forestry			
Fire Department			
Health Department			
Building			
<b>CERTIFICATE OF FINAL COMPLETION</b>			

**WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.**

**FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION AT 415-558-6088.**

**PLEASE CALL THE FOLLOWING PHONE NUMBERS FOR QUESTIONS AND/OR COMPLAINTS RELATED TO PERMITTED WORK UNDER WAY:**

<b>BUILDING INSPECTION:</b>	<b>415-558-6570</b>	<b>ENERGY/MECHANICAL PLAN CHECK:</b>	<b>415-558-6133</b>
<b>CENTRAL PERMIT BUREAU:</b>	<b>415-558-6070</b>	<b>RECORDS:</b>	<b>415-558-6080</b>
<b>CODE ENFORCEMENT:</b>	<b>415-558-6454</b>	<b>PLANNING DEPARTMENT:</b>	<b>415-558-6377</b>
<b>PLAN REVIEW SERVICES:</b>	<b>415-558-6133</b>	<b>PLUMBING INSPECTION:</b>	<b>415-558-6570</b>
<b>DISABLED ACCESS:</b>	<b>415-558-6110</b>	<b>REROOFING INSPECTION:</b>	<b>415-558-6570</b>
<b>ELECTRICAL INSPECTION:</b>	<b>415-558-6570</b>	<b>SPECIAL INSPECTION:</b>	<b>415-558-6132</b>
<b>FIRE INSPECTION:</b>	<b>415-558-3300</b>	<b>DPW-BSM:</b>	<b>415-558-6060</b>
<b>FIRE PLAN CHECK:</b>	<b>415-558-6177</b>	<b>STREET USE &amp; MAPPING AT 875 STEVENSON:</b>	<b>415-554-5810</b>
<b>GENERAL INFORMATION:</b>	<b>415-558-6088</b>	<b>BUREAU OF URBAN FORESTRY</b>	<b>415-641-2674</b>
<b>HEALTH INSPECTION:</b>	<b>415-558-2770</b>		
<b>HOUSING INSPECTION:</b>	<b>415-558-6220</b>		

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**A FINAL REMINDER**

**AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.**

---

**IMPORTANT!**

**If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:**

**San Francisco Department of Building Inspection .  
Housing Inspection Services  
1660 Mission Street, 6th Floor  
San Francisco, California 94103-24214**

# APPROVED

Dept. of Building Insp.

AUG 18 2014

Tom C. Hu  
TOM C. HU, S.E.  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM 348

APPLICATION NUMBER 201408184014

OSHA APPROVAL REQUIRED

APPROVAL NUMBER:

1997106921 (HS)

## APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HERINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 8.18.14	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 271 Fair Oaks	BLOCK & LOT 3647/021
PERMIT NO. 1333420	ISSUED 8-18-14	(2A) ESTIMATED COST OF JOB 1,000	(2B) RELEASED COST BY 1,000

### INFORMATION TO BE FURNISHED BY ALL APPLICANTS

#### LEGAL DESCRIPTION OF EXISTING BUILDING

(2A) TYPE OF CONSTR. WOOD	(2A) NO. OF STORIES OF OCCUPANCY 2	(2A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE SINGLE FAMILY HOUSE	(8A) OCCUP CLASS R-3	(8A) NO. OF DWELLING UNITS 1
------------------------------	---------------------------------------	--	---	-------------------------	---------------------------------

#### DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. WOOD	(5) NO. OF STORIES OF OCCUPANCY 2	(5) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY HOUSE	(8) OCCUP CLASS R-3	(8) NO. OF DWELLING UNITS 1
-----------------------------	--------------------------------------	---------------------------------------	---	------------------------	--------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	--	--	--

(14) GENERAL CONTRACTOR BEALE Builders + Construction	ADDRESS 1110... San Rafael	PHONE 949 465-3145	CALIF. LIC. NO. 52380	EXPIRATION DATE 5/16
--	-------------------------------	-----------------------	--------------------------	-------------------------

(16) OWNER - LESSEE (CROSS OUT ONE) AFBT, LLC	ADDRESS PO BOX 2047 SERRANO CA 94587	PHONE (FOR CONTACT BY DEPT.) (415) 241-5701
--	---	--

(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Remove UNDOCUMENTED basement unit and Restore to original - Storage space  
To comply with N.O.V # 199710692

#### ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> ADDRESS	(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") ADDRESS
---	---

#### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6" to any wire containing more than 750 volts. See Sec 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete

#### NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

**CONDITIONS AND STIPULATIONS**

REFER TO:

APPROVED:

*Nelson Lau, DBI*

*AUG 18 2014*

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED: Remove illegal unit (kitchen, sink and bathroom) at 1st floor and restore space to legal use of storage rooms.

DEPARTMENT OF CITY PLANNING

*8/18/14*  
*[Signature]*

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

*NA*

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF ENGINEERING

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_

REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



CENTRAL PERMIT BUREAU  
1660 Mission Street  
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
(415)568-6088

Receipt No: 1333420

Application/Permit No: 201408184044

PERMIT IS GRANTED TO

- ERECT  ALTER BUILDING  ERECT SIGN DATE OF ISSUE 18-AUG-14
- DEMOLISH BUILDING  GRADE
- LOWER CURB  OCCUPY STREET SPACE
- EXCAVATE STREET OR SIDEWALK  POST NOTICE
- HOUSE NUMBER CERTIFICATE  REPAIR OR CONSTRUCT SIDEWALK

SUPPLEMENTAL FEE PAID:

- FINAL PLAN CHECK  EXPEDITER FEE  PENALTY
- STRUCTURAL LTR  DCP FEE

ORDER #:

AEBT, LLC

(408)314-5301

LOCATION OF JOB: HOUSE NUMBER: EXISTING  ASSIGNED   
STREET ADDRESS: 271 FAIR OAKS ST 3647021 BLOCK/LOT

METES AND BOUNDS

FRONTAGE FT. 2 5 R-3 LEGAL OCCUPANCIES  
 BUILDING USE 1 FAMILY DWELLING ESTIMATED COST \$ 1,000.00  
 SIDEWALK SQ. FT. ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED  
 PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 360 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

AEBT, LLC 408-314-5301

FEE PAYOR PERMIT 1333420  
ADDRESS PO BOX 2747 APPEAL

SUNNYVALE CA 94087  
CITY CENTRAL PERMIT BUREAU-D.B.I. JWY:IP

\*SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK\*  
9005-18(Rev. 10/95)

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

\* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

DBI P/C PAID AT FILING \$0.00

AUDITED FOR REFUND

FEE

DCP PLAN CHECK	73.50
BUILDING	
PLAN REVIEW	6.00
RECORDS RETENTION	11.86
BLDG STDS ADMIN FUND	
TECH SURCHARGE	

SURCHARGE 0.00  
BOA SURCHARGE 50.00

SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES \$655.86

STRONG MOTION

SUBTOTAL OTHER FEES 0.50  
TOTAL \$656.36

CENTRAL PERMIT BUREAU  
1660 Mission Street  
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
(415)658-6088

Receipt No: 1333420  
Application/Permit No: 201408184044

WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

ADDITIONAL INFORMATION

- 1. Building Permit.**  
All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.
- 2. Demolition Permit.**  
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.
- 3. Permit to Lower Curb/To Excavate in Street or Sidewalk.**  
Issued to construct Auto Runway as per Article 15, Public Works Code. Excavation should be carried out in accordance with Article 8 of Public Works Code. If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
- 4. Street Space Permit.**  
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear. All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference. Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
- 5. Permit to Repair or Construct Sidewalk.**  
Handicap Ramps required in vicinity of Crosswalks per plan No. 11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized. Some sidewalks have been constructed over a sidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such sidewalk spaces comply with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or sidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a sidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter sidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of sidewalk space and determine whether such space should be improved or modified.
- 6. Hold Harmless Clause.**  
The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

BOARD OF PERMIT APPEALS STIPULATIONS.

4883

**BORNSTEIN  
BORNSTEIN**  
CLIENT TRUST ACCOUNT  
507 POLK STREET, SUITE 410  
SAN FRANCISCO, CA 94102-3395  
(415) 409-7611

Bank of America

11-35-1210

9/12/14

PAY TO THE  
ORDER OF

John A. Roman

\$ 2,630<sup>50</sup>

Two Thousand & Six hundred & thirty - dollars<sup>50</sup> ~~xx~~ DOLLARS

Tenant Relocation Payment

MEMO TIBI



VOID AFTER 90 DAYS  
AUTHORIZED SIGNATURE

⑈004883⑈ ⑆121000358⑆ 16642002415⑈

BORNSTEIN & BORNSTEIN

4883

BORNSTEIN & BORNSTEIN

4883

1 PROOF OF SERVICE

2 I am employed in the County of San Francisco, State of  
3 California. I am over the age of 18 and not a party to the  
4 within action. My business address is 21 Masonic Avenue, Suite  
A, San Francisco, California 94118.

5 On today's date, I served the following document(s)  
6 described as JOHN ROMAN'S JURISDICTION REQUEST on all parties in  
this action as follows:

7 Mr. Daniel Bornstein  
8 LAW OFFICES OF BORNSTEIN & BORNSTEIN  
9 507 Polk Street, Suite 410  
San Francisco, California 94102

10   x   By placing a true copy of the above-referenced  
11 document(s) in a sealed envelope. I am readily familiar  
12 with the firm's practice of collection and processing of  
13 mailing. Under the practice, it would be deposited with  
14 the U.S. Postal Service on that same day with postage  
thereon fully prepared at San Francisco, California in  
the ordinary course of business.

15 \_\_\_\_\_ By Fax. I forwarded the above-referenced document(s) by  
16 fax to the office of the addressee(s) at the fax number  
listed above.

17   x   By E-mail. I forwarded the above-referenced document(s)  
18 by email to the office of the addressee(s) at the email  
19 address(es) listed above.

20 \_\_\_\_\_ By Personal Service. By causing a true copy thereof  
21 enclosed in a sealed envelope, to be personally delivered  
on the date indicated below.

22 Executed on October 2, 2014 at San Francisco, California.

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

25  
26 \_\_\_\_\_  
Monique Farris  
27  
28

Utrecht & Lenvin, LLP  
Ron D. Schivo  
109 Stevenson Street, 5<sup>th</sup> Floor  
San Francisco, CA 94105  
Tel: (415) 357-6000  
Fax: (415) 354-3485



November 5, 2014

President Ann Lazarus  
San Francisco Board of Appeals  
1650 Mission Street, Suite 304  
San Francisco, CA 94103

**Re:** Respondents' opposition to a Jurisdiction Request for application number  
2014/08/18/4044 for the issuance of an alteration Permit at 271 Fair Oaks Street.  
**Hearing Date:** November 19, 2014

Dear President Lazarus and Commissioners:

AEBT, LLC, ("Respondent") is the owner of 271 Fair Oak Street, a Single Family Residence (the "SFR"). The SFR contains an illegal residential unit behind the garage (the "Unit"). The Respondent has obtained the proper Permits (the "Permits", Exhibit 1) to correct the outstanding Notice of Violation Number 199710692 (the "NOV") by permanently removing the Unit.

The appeal period to challenge Respondent's Permits expired on September 2, 2014 under the Rules of the Board of Appeals ("Rules"), Article V, Section 1. One full month after the expiration of the appeal period, Petitioner filed a Jurisdiction Request claiming that DBI caused the Petitioner to miss the appeal deadline, the in-law unit is not illegal, and that the Permits do not "follow" Measure M Policies. Respondent respectfully requests that the Board deny the jurisdiction request for the following reasons:

- A. The allegations by Petitioner that the City either "intentionally or inadvertently" caused the Petitioner to be late on his appeal are incorrect. Petitioner and/or Petitioner's Real Estate Attorney's *own failure* to appeal within the time allotted does not constitute either a deception or error on the part of the City.

- B. The SFR purchased by Respondent is a single family house, as determined prior to Respondent's purchase of the property, by: (1) a Certificate of Final Completion, and (2) the 3R report. (Exhibit 3) The City's permit history also supports the SFR finding.
- C. The removal of an illegal unit does not violate Measure M policies.

## **I. STATEMENTS OF FACT**

On December 10, 2013, following a Unit Count Verification request by a previous owner, to establish the occupancy or use of the Respondent's SFR, Rochelle Garrett, at DBI, presented a 3R Research Summary report (Exhibit 2) to Mr. Joe Duffy ("Mr. Duffy"). The report shows that *all* City records, (except for one job permit, issued in error on June 30, 1997), identify the SFR to be a single family dwelling. These included Water Department records, DBI records, Sanborn maps, and County records. Most importantly, no permit shows a conversion of the SFR to a two unit dwelling.

On June 24, 2014, Mr. Duffy issued a Certificate of Final Completion (the "CFC") identifying the legal use and occupancy of the SFR as a single family dwelling based upon "[A] review of City Records including water department, Sanborn Map, Assessor records and building department records" from which an update the 3R was issued. (Exhibit 3)

In July of 2014, Respondent purchased the SFR in reliance on the June 24, 2014 CFC and the 3R Report (Exhibit 3) declaring the property as a single family house.

On August 12, 2014, the Respondent's agent duly notified the Petitioner, who is currently occupying the Unit, of Respondent's intent to obtain the necessary permits to demolish the illegal unit under California Civil Code 1940.6.

On August 18, 2014, Respondent obtained all necessary permits, including a building permit, plumbing permit and electrical permit (Exhibit 1), to comply with the NOV (Exhibit 4). The NOV was issued following a physical inspection by Inspector Ivan Sarkany, who identified the building as a "Single Family Dwelling on one floor of occupancy."

On September 12, 2014 Respondent duly issued Petitioner with a copy of all issued permits.

The illegal Unit has one main room, a kitchen, and a bathroom. (Exhibit 5). As acknowledged by Petitioner, the insufficient ceiling height in the main living area of 7'5" (7'6" is required by building code, see Exhibit 6) is one of many deficiencies of the illegal Unit.

## **II. ARGUMENT**

The Petitioner has not met the standard to obtain jurisdiction. In cases where the Petitioner does not meet the appeal deadline, the Board lacks jurisdiction except in extraordinary cases where the Petitioner shows that the City "intentionally or inadvertently" caused it to be late in filing the appeal. Rules, Article V, Section 10.(a). The Petitioner has failed to make this showing, and therefore the Board should deny the request for jurisdiction.

### **A. The City Did Not Cause Petitioner to Miss the Deadline; Petitioner and/or Petitioner's Attorney's Own Error Caused Petitioner To Miss The Deadline**

On August 18, 2014, Respondent obtained the Permits at issue. On August 25, 2014, the Petitioner's real estate attorney claims to have visited with Mr. Benji Guinto, a clerk at the City's Records Department at DBI, who, allegedly, repeatedly assured her that no permits to demolish the Unit were granted.

When Mr. Guinto was asked on October 3, 2014 about Petitioner's claim that he repeatedly assured Petitioner's agent that no permits to demolish the Unit were granted, Mr. Guinto denied Petitioner's claim. Mr. Guinto stated that clerks at the City's Records department, such as himself, do not have an understanding of the nature and meanings of the various permits issued by DBI and therefore, pursuant to department policy, do not advise record requestors on the nature of permits, and limit their interactions with record requestor's to furnishing copies for specific permits or permit numbers specified by record requestors. (Id.) Mr. Guinto's supervisor Ms. Patty Herrera confirmed Mr. Guinto's representations.

Clearly, Petitioner's attorney attempts to cover her own failure to timely appeal the permit, by falsely accusing a DBI Clerk of either intentionally or inadvertently causing the late filing. It is

particularly egregious for Petitioner to blame the Clerk where Petitioner's submittal contains no actual evidence which supports this allegation (merely self-serving statements), and it is contrary to department policy for a Clerk to have made the claimed representations.

Moreover, the only documents submitted which purport to support Petitioner's arguments are: (1) a receipt issued by the Records Department dated August 25, 2014, showing a payment of \$1.80, which means that 18 pages were printed per her request (\$.10/per page), and (2) a copy of only 1 page out of the 18 pages. Since the 3R Summary Report (Exhibit 2), which encompasses copies of all permits issued before December 10, 2013, is only 10 pages, one would wonder if the remaining printouts do not include the permit issued on August 18, 2014. Regardless, the receipt and the single page presented merely show that the Petitioner requested documents on August 25, 2014. This is certainly not sufficient evidence to establishing extraordinary circumstances where a City Clerk intentionally or inadvertently caused the Petitioner to be late in filing an appeal.

Furthermore, blaming the Clerk is inappropriate and patently unreasonable because not only are all DBI permits available at the counter, but permits are also available online via the DBI website. A simple check of the DBI website, on or following August 18, 2014, by Petitioner and/or Petitioner's agent would show that building permit number 2014.08.18.4044 was issued for the removal of an illegal dwelling unit at 271 Fair Oaks. In addition, Petitioner's agent could have obtained further explanation and further research at the Information Desk or Planning Information Counter on the first floor of DBI or *requested copies from Respondent's agent*.

Additionally, on September 12, 2014, Respondent posted copies of all permits on Petitioner's door and mailed them to Petitioner. Petitioner does not contest that he was in receipt of all the Permits on or before September 12, 2014. Petitioner was also represented by a competent real estate legal attorney at that time, who had an obligation to inform her client as to when the time to appeal expired. Still it was not until October 2, 2014, three full weeks after Tenant concedes he was in receipt of the permits, more than 45 days after the Permits were issued for which Petitioner was



notified, and 30 days after the time to appeal the Permits expired, that the Petitioner submitted a request for the Board to take jurisdiction.

In any case, there is no excuse for this delay and it cannot be attributed to the City's Clerk.

**B. The Building at 271 Fair Oaks is a Single Family Dwelling. The Unit is Illegal.**

Even if the Board grants the Petitioner Jurisdiction, it is without a question that the SFR at 271 Fair Oaks is a Single Family Residence, with an outstanding NOV for an illegal unit.

**1. San Francisco Water Department ("SFWD") Records**

The earliest SFWD records for the SFR date back to December 30, 1872. This early SFWD record clearly shows the original issuance for a "One Family at 271 Fair Oaks". On March 29, 2014, 1995 SFWD received a work order in which it identified the building at a "two story single family" building. Finally, on September 27, 1996, the SFWD conducted an inspection at the property, where it identifies the Building as a "Two story one family" building.

**2. DBI records**

Unfortunately, no building department (Department of Public Works at that point) records exist for the building prior to 1920, likely due, at least in part, to the 1906 earthquake and fire. The 1920 permit, for the installation of a concrete foundation, identifies the building as a "Residence" and lists one address only. The 1929 permit, to replaster the front of the building, lists the use as "Residence", with one address only. The 1939 permit for an interior remodel identifies the use as a family dwelling, with one address. The 1984 permit, for dry rot repair at the front stairs, identifies the use as a "1 family dwelling," with one address. It is important to note that this permit was signed by *Petitioner's own mother, who identifies the Building as a single family dwelling.*

The only DBI record that shows a 2 unit building was issued in 1997. It was issued for the replacement of new back stairs. This permit was issued on June 30, 1997 and completed on October 27, 1997. It is interesting to note that the NOV issued on December 22, 1997, initially reported on December 3, 1997, was likely related to the issuance of this permit.

### **3. Sanborn Maps**

The 1889 Sanborn map shows only one address for the Building. The 1950 Sanborn Map also shows only one address and marked with the letter “D”, identifying it as a Single Family Dwelling.

### **4. The Unit is Illegal**

While the question of the legality of a dwelling unit is a function of its permit history, not its habitability, Code compliance, or compliance with life safety issues, the Unit is severely deficient in this regard, from minimum ceiling height (Exhibit 6), to light and air requirements, to fire rating and heat. It is important to note that the lack of a separate electric and gas meter is yet further proof that the Unit is illegal. This is one of the reasons that the NOV was issued in 1997.

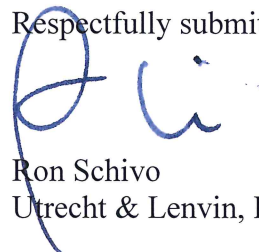
### **C. Measure M**

The removal of an illegal Unit to comply with the NOV complies with Measure M, since an illegal unit is not a part of the City’s housing stock.

### **I. Conclusion**

Petitioner has failed to meet the standard for the Board to have jurisdiction. Based the overwhelming documentary evidence regarding the occupancy and use of the SFR as a single family house, and failure by Petitioner to file an appeal prior to the expiration of the deadline due to Petitioner and/or Petitioner’s attorney’s own error, Respondent respectfully requests that the Board reject the jurisdiction request and allow the Permits to stand.

Respectfully submitted,



Ron Schivo  
Utrecht & Lenvin, LLP

CC: Arcelia Hurtado, Vice President  
Commissioner Frank Fung  
Commissioner Darryl Honda  
Commissioner Bobbie Wilson  
Cynthia Goldstein, Board of Appeals  
Monique Farris, Appellants

## Index

Exhibit 1 – Removal Permits

Exhibit 2 – Summary 3R Report - December 10, 2013

Exhibit 3 – Certification of Final Completion and Final 3R Report

Exhibit 4 – Notice of Violation

Exhibit 5 – Floor Plans

Exhibit 6 – Ceiling Height Code

# Exhibit 1

AUG 18 2014

*Tom C. Hui*  
TOM C. HUI, S.E.  
DIRECTOR

DEPT. OF BUILDING INSPECTION

199710692 (HIS)

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER  
01408181014

OSHA APPROVAL REQ'D  
APPROVAL NUMBER

## APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 8.18.14	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 271 Fair Oaks	BLOCK & LOT 3647/021
PERMIT NO. 1333420	ISSUED 8-18-14	(2A) ESTIMATED COST OF JOB 1000	(2B) REVISED COST By: 1000

### INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING								
(4A) TYPE OF CONSTR. WOOD	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE SINGLE FAMILY HOUSE	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION								
(4) TYPE OF CONSTR. WOOD	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY HOUSE	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1			
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?		(12) ELECTRICAL WORK TO BE PERFORMED?		(13) PLUMBING WORK TO BE PERFORMED?		(14) EXPIRATION DATE
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		5/16
(14) GENERAL CONTRACTOR Beale Builders + Construction 1114 Serrano Ave San Rafael CA 94903 415-314-5002								
(15) OWNER - LESSEE (CROSS OUT ONE) AFZT LLC 2047 Serrano Ave CA 94903 (415) 241-5301								
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)								
Remove UNDOCUMENTED basement unit and restore to original - storage space. To comply with N.O.V. # 199710692.								
ADDITIONAL INFORMATION								
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?		(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT		(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?		(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		SQ. FT.		
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?		(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?		(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)		(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?		
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> )				ADDRESS		CALIF. CERTIFICATE NO.		
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")				ADDRESS				

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, MECHANICAL, PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (14) (24) OR (25).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

OWNER  ARCHITECT  
 LESSEE  AGENT  
 CONTRACTOR  ENGINEER

### APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

### NOTICE TO APPLICANT

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm, under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_  
Policy Number: \_\_\_\_\_

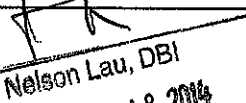

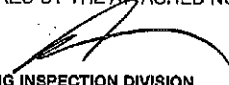
( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

*Kurt E Beale*      8/18/2014  
Signature of Applicant or Agent      Date

**CONDITIONS AND STIPULATIONS**

REFER TO:	APPROVED:  Nelson Lau, DBI AUG 18 2014 _____ BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: Remove illegal unit (kitchen, sink and bathroom) at 1st floor and restore space to legal use of storage rooms. _____ DEPARTMENT OF CITY PLANNING  8/18/14	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: NA _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: TO COMPLY WITH HOUSING INSPECTION DIVISION NOTICE(S) OF VIOLATION ISSUED ON <u>199710692</u> , COMPLAINT TRACKING #(S) <u>199710692</u> TO COMPLETE ALL PERMIT WORK REQUIRED BY THE ATTACHED NOTICE. R-3 occupancy FOR WORK STATED ONLY  HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT \_\_\_\_\_

CENTRAL PERMIT BUREAU  
1660 Mission Street  
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
(415)558-6088

Receipt No: 1333420  
Application/Permit No: 201408184044

PERMIT IS GRANTED TO

ERECT  ALTER BUILDING  ERECT SIGN DATE OF ISSUE 18-AUG-14  
 DEMOLISH BUILDING  GRADE FILING FEE RECEIPT #  
 LOWER CURB  OCCUPY STREET SPACE  
 EXCAVATE STREET OR SIDEWALK  POST NOTICE  
 HOUSE NUMBER CERTIFICATE  REPAIR OR CONSTRUCT SIDEWALK

SUPPLEMENTAL FEE PAID:

FINAL PLAN CHECK  EXPEDITER FEE  PENALTY   
 STRUCTURAL LTR  DCP FEE

OWNER: AEBT, LLC (408)314-5301

LOCATION OF JOB: HOUSE NUMBER: EXISTING  ASSIGNED   
 STREET ADDRESS: 271 FAIR OAKS ST 36471021 BLOCK/LOT

METES AND BOUNDS

FRONTAGE FT. 2 STORES 5 TYPE R-3 LEGAL OCCUPANCIES  
 BUILDING USE 1 FAMILY DWELLING ESTIMATED COST \$ 1,000.00  
 SIDEWALK SQ. FTGE. ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED

PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.  
 TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 360 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.  
 (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

AEBT, LLC 408-314-5301

FEE PAYER: PO BOX 2747  
 ADDRESS: SUNNYVALE CA 94087  
 CITY: PERMIT 1333420

APPEAL: CENTRAL PERMIT BUREAU-D.B.I. JTWYIP

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

\* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

DBI P/C PAID AT FILING \$0.00  
 AUDITED FOR REFUND

DESCRIPTION	FEE
DCP PLAN CHECK	73.50
BUILDING	73.50
PLAN REVIEW	6.00
RECORDS RETENTION	6.00
BLDG STDS ADMIN FUND	11.86
TECH SURCHARGE	

SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES

SURCHARGE	0.00
BOA SURCHARGE	50.00
STRONG MOTION	0.50
SUBTOTAL OTHER FEES	0.50
TOTAL	\$656.36

\*SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK\*  
 9003-18(Rev. 10/95)

CENTRAL PERMIT BUREAU  
1660 Mission Street  
San Francisco, California 94103

**WARNING**

**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF BUILDING INSPECTION**  
**(415)558-6088**

**Receipt No: 1333420**  
**Application/Permit No: 201408184044**

**ADDITIONAL INFORMATION**

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

1. **Building Permit.**  
All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.
2. **Demolition Permit.**  
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.
3. **Permit to Lower Curb/To Excavate in Street or Sidewalk.**  
Issued to construct Auto Runway as per Article 15, Public Works Code. Excavation should be carried out in accordance with Article 8 of Public Works Code. If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
4. **Street Space Permit.**  
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear. All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference. Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
5. **Permit to Repair or Construct Sidewalk.**  
Handicap Ramps required in vicinity of Crosswalks per plan No. 11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel: 554-5837. Permit valid for 3 months from date issued, unless extension authorized. Some sidewalks have been constructed over a sidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such sidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or sidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a sidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter sidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of sidewalk space and determine whether such space should be improved or modified.
6. **Hold Harmless Clause.**  
The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

**BOARD OF PERMIT APPEALS STIPULATIONS.**





**PLUMBING PERMIT**  
CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

**PERMIT # PP20140818307 ISSUED**

DATE AND TIME: 08/18/2014 11:33:14 AM

Call between 8:00 am and 3:00 pm to schedule an inspection: (415) 558-6570  
24-hour Web inspection scheduling at: <https://dbiweb.sfgov.org/dbi/plumbing/>  
24-hour voice inspection scheduling: (415) 575-6955

271 FAIR OAKS ST

Job Location	271	FAIR OAKS	ST	Unit	Unit sfx	BLK/LOT 3647 / 021
				Unit	Unit sfx	BLK/LOT

OWNER: BLDG APPL# 201408184044 EID PMT# E201408182042 District 9

Owner Name AEBT LLC Owner/Contact  
Owner Address 271 FAIR OAKS ST SAN FRANCISCO CA Owner Phone 4153145301

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7006) of Division 3 of the Business and Professions code, and my license is in full force and effect.

CONTRACTOR: HOMEOWNER PERMIT: Approving Inspector:

Company Name	License #	Class	Expiration	BTRC #
BEALE BUILDERS & CONSTRUCTION	563180	B1,C36	04/30/2016	0362484
Address	City	State	Zip	
15 BAYO VISTA WY 10	SAN RAFAEL	CA	94901-0000	Phone 4153145002

**DESCRIPTION OF WORK COVERED BY THIS PERMIT**

REMOVE KITCHEN SINK WATER SUPPLIES, FOR KITCHEN, REMOVE GBATHROOM AND SUPPLIES TO DOWNSTAIRS ILLEGAL UNIT AND RESTOVE TO ORIGINAL.

FEES	MAX INSPECTIONS AVAILABLE	2	VALUATION	0.00	BLDG STDS ADMIN FUND	0.00
NUMBER OF ADDITIONAL INSPECTIONS	0 @	0.00 / 1 EA.	0.00	SURVEY:		0.00
NUMBER OF PLAN REVIEW HOURS:	0 @	0.00 / 1 EA.	0.00	MISCELLANEOUS:		0.00
NUMBER OF ADMIN HOURS:	0 @	0.00 / 1 EA.	0.00	FIRE SPRINKLER:		0.00
SINGLE RESIDENTIAL UNIT:			160.00	FIRE SPRINKLER (NEW/REMODEL):	0 @	0.00 / 1 EA.
PLUMBING INSTALLATION (WITHOUT)	0	UNITS	0.00	RESTAURANT (NEW/REMODEL):	0	OUTLETS
PLUMBING INSTALLATION (WITH):	0	UNITS	0.00	Web fee: 0.00	Penalty	0.00
NEW BOILER INSTALLATION:	0 @	0.00 / 1 EA.	0.00	Tech surcharge (2%)		3.20
OFFICE, MERC AND RETAIL BUILDING:	0 @	0.00 / 1 EA.	0.00	TOTAL PERMIT FEE:		163.20

NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'  
Effective 3/7/2009 - Permit shall expire 1 year from date of issuance

**DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY**

Date	Initials	Remarks

**NOTICE TO APPLICANT HOLD HARMLESS CLAUSE:** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.  
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

- I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
- II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_
- III. The cost of the work to be done is \$100 or less.
- X IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 1660 MISSION STREET SAN FRANCISCO, CA 94103

Plumbing Inspector's signatures:  
Rough In: \_\_\_\_\_ Date: \_\_\_\_\_  
Final: \_\_\_\_\_ Date: \_\_\_\_\_

Valid For Issuance: Approved Date: 08/18/2014 11:15:01 AM

Chief Plumbing Inspector: *Steve Panelli*

CUSTOMER COPY  
Issued by: CVICTORI



PERMIT# **E201408182042**

Permit Issued date: **08/18/2014 11:34:06 AM**

Permit Issued By: CVICTORI  
CUSTOMER COPY

Printed on: 08/18/2014 11:34:22 AM

Job Address 271 FAIR OAKS ST	Block/Lot/Structure Num 3647/021/0	Unit	District 8				
Occupancy Residential	Floor/Suite	Valuation \$0.00					
Owner Name AEBT LLC	Phone	Phone2	Homeowner permit approved by				
Contractor Company Name BEALE BUILDERS & CONSTRUCTION	License 563180	Class B1 C36	License Exp Date 30-APR-16	Business Lic# 0362484			
Address 15 BAYO VISTA WY 10	City SAN RAFAEL	State CA	Zip Code 94901-0000	Office Phone# (415)314-5002	Mobile Phone# (415)314-5002		
Applicant/Occupant Name		Phone ( ) -					
EID Use Only:	Building Appln. No: 201408184044		Plumbing permit No: PP20140818307				
<b>APPLICANT'S DESCRIPTION OF WORK:</b>							
REMOVE RECEPACLES AND FAN AND ANY ASSOCIATED ELECTRICVAL ILLEGAL DOWNSTAIRS UNIT BEING REMOVED: 4 LIGHTS, 12 RECETPACLES, 2 FANS, 1 DISHWASHER, 1 DISPOSAL.							
<b>INSPECTOR'S COMMENT:</b>							
<b>Fees</b>							
<i>Fee Type</i>	<i>Date Paid</i>	<i>Receipt</i>	<i>Amount</i>	<i>Fee Type</i>	<i>Date Paid</i>	<i>Receipt</i>	<i>Amount</i>
TECH_SRCH	18-AUG-14	213235	\$4.80	RES_OUTL	18-AUG-14	213235	\$240.00
Surcharge	\$0.00	Total Fees	\$244.80	Total Paid	\$244.80	Balance due	\$0.00
<b>Inspection Activity Description</b>							
<i>Activity Date</i>	<i>Inspector</i>	<i>Code</i>	<i>Activity Code Description</i>	<i>Inspection Record</i>			

E201408182042  
271 FAIR OAKS ST  
BEALE BUILDERS & CONSTRUCT  
Floor/Suite:



# 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: 199710692

City and County of San Francisco  
1660 Mission St. San Francisco, CA 94103

DATE: 22-DEC-97

ADDRESS: 271 FAIR OAKS ST

OCCUPANCY/USE: ()

BLOCK: 3647 LOT: 021

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: CARLOS PARRENO 1989 TRUST 4/8

PHONE #: --

MAILING PARRENO CARLOS A

ADDRESS 271 FAIR OAKS ST  
SAN FRANCISCO CA

94110

PERSON CONTACTED @ SITE:

PHONE #: --

## VIOLATION DESCRIPTION:

CODE/SECTION#

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

CONVERTED GROUND FLOOR INTO AN APARTMENT, CONSISTING OF 1 SLEEPING ROOM, 1 LIVING ROOM, 1 KITCHEN AND A FULL BATH, WITHOUT THE BENEFIT OF REQUIRED PERMITS.

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT WITHIN 0 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 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.

YOU ARE REQUIRED TO FILE FOR A BUILDING PERMIT APPLICATIONS, WITH TWO SETS OF FLOOR PLANS, IN ORDER TO LEGALIZE, OR DISMANTLE ADDED GROUND FLOOR UNIT.

PERMIT RESEARCH INDICATE THAT PREMISES ARE A :

TYPE 5N, TWO STORY SINGLE FAMILY DWELLING ON ONE FLOOR OF OCCUPANCY.

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: Ivan Sarkany

PHONE # --

DIVISION: HIS

DISTRICT : 1

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

City and County of San Francisco  
DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,  
FROM 8:00 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY,  
MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK  
BY CALLING (415) 575-6955

APPLICATION NO. 2014. 08.18. 4044 ISSUED 8-18-14  
JOB ADDRESS: 271 Fair Oaks St. BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
NATURE OF WORK: \_\_\_\_\_

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED  
PRIOR TO EXPIRATION DATE OF 8-13-15.

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON  
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this  
JOB CARD for useful and appropriate telephone numbers.

**\* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. \***

**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.  
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE  
AT ALL TIMES WHEN WORK IS IN PROGRESS.  
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**



FORM:



City and County of San Francisco  
DEPARTMENT OF BUILDING INSPECTION  
**INSPECTION RECORD**



APPLICATION NO. 2014.08.18.4044 ISSUED 8-18-14

JOB ADDRESS: 271 Fair Oaks St. BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

NATURE OF WORK: \_\_\_\_\_

Do Not Pour CONCRETE until the following are signed			
INSPECTIONS	Dates	Inspectors	
Foundation Forms			
Foundation Steel			
Grounding Electrode			
<b>O.K. TO POUR</b>			
Do Not CONCRETE SLAB until the following are signed			
INSPECTIONS	Dates	Inspectors	
Plumbing Underground			
Electrical Underground			
Fire Service Underground			
Do Not COVER until the following are signed			
INSPECTIONS	Dates	Inspectors	
Rough Plumbing			
Shower Pan			
Flu, Vents & Ducts (PLBG)			
Heating Hydrostatic Test			
Rough Sprinklers (PLBG)			
Rough Electrical			
Rough Sprinklers (FIRE)			
Hydrostatic (FIRE)			
Sound Transmission			
Rough Framing			
Insulation			
Environmental Air, Vents, Ducts (BLDG)			
Lath			
<b>O.K. TO COVER</b>			

ADDITIONAL WORK REQUIRING APPROVALS			
INSPECTIONS	Dates	Inspectors	
Special			
Special			
Special			
Fire Alarm			
Energy Ordinance			
FINAL INSPECTION REQUIRED			
INSPECTIONS	Dates	Inspectors	
Disabled Access			
Sprinklers (PLBG)			
Mechanical			
Plumbing			
Electrical			
Street Use & Mapping			
Urban Forestry			
Fire Department			
Health Department			
Building			
<b>CERTIFICATE OF FINAL COMPLETION</b>			

**WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.**

**FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION AT 415-558-6088.**

**PLEASE CALL THE FOLLOWING PHONE NUMBERS FOR QUESTIONS AND/OR COMPLAINTS RELATED TO PERMITTED WORK UNDER WAY:**

<b>BUILDING INSPECTION:</b>	<b>415-558-6570</b>	<b>ENERGY/MECHANICAL PLAN CHECK:</b>	<b>415-558-6133</b>
<b>CENTRAL PERMIT BUREAU:</b>	<b>415-558-6070</b>	<b>RECORDS:</b>	<b>415-558-6080</b>
<b>CODE ENFORCEMENT:</b>	<b>415-558-6454</b>	<b>PLANNING DEPARTMENT:</b>	<b>415-558-6377</b>
<b>PLAN REVIEW SERVICES:</b>	<b>415-558-6133</b>	<b>PLUMBING INSPECTION:</b>	<b>415-558-6570</b>
<b>DISABLED ACCESS:</b>	<b>415-558-6110</b>	<b>REROOFING INSPECTION:</b>	<b>415-558-6570</b>
<b>ELECTRICAL INSPECTION:</b>	<b>415-558-6570</b>	<b>SPECIAL INSPECTION:</b>	<b>415-558-6132</b>
<b>FIRE INSPECTION:</b>	<b>415-558-3300</b>	<b>DPW-BSM:</b>	<b>415-558-6060</b>
<b>FIRE PLAN CHECK:</b>	<b>415-558-6177</b>	<b>STREET USE &amp; MAPPING AT 875 STEVENSON:</b>	<b>415-554-5810</b>
<b>GENERAL INFORMATION:</b>	<b>415-558-6088</b>	<b>BUREAU OF URBAN FORESTRY</b>	<b>415-641-2674</b>
<b>HEALTH INSPECTION:</b>	<b>415-558-2770</b>		
<b>HOUSING INSPECTION:</b>	<b>415-558-6220</b>		

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***A FINAL REMINDER***

**AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.**

---

***IMPORTANT!***

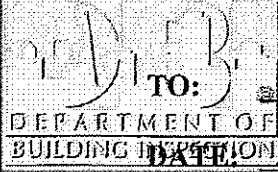
**If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:**

**San Francisco Department of Building Inspection  
Housing Inspection Services  
1660 Mission Street, 6th Floor  
San Francisco, California 94103-24214**

## Exhibit 2



SAN FRANCISCO


 TO: PATTY and/or TUTI  
 DEPARTMENT OF  
 BUILDING INSPECTION  
 DATE: December 10, 2013  
 FOR OFFICE USE ONLY
**3R Research Summary:**ADDRESS: 271 FAIR OAKS STBLOCK/LOT: 3647-021CONTACT PERSON: ROBERT FUNSTONCONTACT PHONE #: 415-497-1668

Customer provides more documents for review this property:

New Construction	N/A
Building Permit History	1920-1984 (1FD) 1997 (2FD)
Address on DBI Address Validation System	271 FAIR OAKS ST
Address on Current DBI CPB Block Map	271 FAIR OAKS ST
Address & Description on DBI Housing Inspection Files	271 FAIR OAKS ST
Address & Description on Planning Sanborn Map	271 FAIR OAKS ST (D)
Address & Description on Property Profile	271 FAIR OAKS ST (F) U-2 1900
Address & Description on Assessor's Property Card	N/A
Address & Description on Water Record	271 FAIR OAKS ST (1FD)
Number of Buildings on the Lot	1
The Issue/Problem:	3R ISSUED AS UNKNOWN.
Recommendation:	

From: Rochelle Garrett



City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Tom C. Hui, S.E., C.B.O., Director

**Report of Residential Building Record (3R)**  
(Housing Code Section 351(a))

**BEWARE:** This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building **271 - 273 FAIR OAKS ST**

Block **3647**

Lot **021**

**Other Addresses**

1. A. Present authorized Occupancy or use: UNKNOWN

B. Is this building classified as a residential condominium? Yes No

C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No

2. Zoning district in which located: RH-3

3. Building Code Occupancy Classification: R3

4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No

If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.

5. Building Construction Date (Completed Date): UNKNOWN

6. Original Occupancy or Use: UNKNOWN

7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
96322	96322	Dec 17, 1920	INSTALL CONCRETE FOUNDATION	N
179940	137962	Aug 30, 1929	REPLASTER FRONT	N
43948	42829	May 11, 1939	REMODEL INTERIOR	C
8409135	519898	Aug 22, 1984	REMOVE DRY ROTTED WOOD SUPPORT SYSTEM AT FRONT ENTRY	C
9712002	825243	Jun 30, 1997	HORIZONTAL ADDITION, NEW BACK STAIRS	C

8. A. Is there an active Franchise Tax Board Referral on file? Yes No

B. Is this property currently under abatement proceedings for code violations? Yes  No

9. Number of residential structures on property? 1

10. A. Has an energy inspection been completed? Yes No  B. If yes, has a proof of compliance been issued? Yes No

Date of Issuance: 09 DEC 2013

Date of Expiration: 09 DEC 2014

By: ROCHELLE GARRETT

Report No: 201307233145

Patty Herrera, Manager, Records Management Division

*Gayle Revels*

Gayle Revels  
Acting Chief Financial Officer

Department of Building Inspection  
1660 Mission Street - San Francisco CA 94103 - (415) 558-6080

Report of Residential Record (3R)

Page 2

DEPARTMENT OF  
BUILDING INSPECTION

FOR OFFICE USE ONLY

Address of Building 271 - 273 FAIR OAKS ST

Block 3647

Lot 021

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

SAN FRANCISCO

OFFICIAL COPY

DEPARTMENT OF BUILDING INSPECTION  
FOR OFFICE USE ONLY

Division of Building Inspection  
Dept. of Public Works No. 1

W. & Co.

# ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

## THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at corner

side of \_\_\_\_\_ street \_\_\_\_\_ feet

of 427 1/2 Fair Oaks street

### WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Concrete foundation

Studding 16" on centers

Enlarge front room

Estimated cost of work, \$ 300

Building to be used Residence

In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_

Jan. F. Landini Owner

127 Fair Oaks Address

Name of Builder owner

Address \_\_\_\_\_

Per \_\_\_\_\_

Report \_\_\_\_\_ favorably \_\_\_\_\_

*James M. Carrigan*  
Inspector  
Dec 19 1920

DEPARTMENT OF BUILDING INSPECTION  
FOR OFFICE USE ONLY

96322

APPLICATION

OF

Owner: Gas. F. Jandini

To make additions, alterations or repairs to building

Location

Street

2221 Hyde St.

Estimated Cost \$ 300.

Filed DEC 13 1920

Referred to Inspector M. G.

For Report

DEC 17 1920

Approved

*[Signature]*  
Chief Building Inspector

WITH MAINLY FULL DESCRIPTION OF WORK TO BE DONE

OFFICIAL COPY

DEPARTMENT OF BUILDING INSPECTION

FOR OFFICE USE ONLY

Department of Building Inspection  
Permit / Public Works No. 1

N. B. & K. - 72105

# ALTERATION BLANKS

Will comply with Section 228, Ordinance 1165; Section 102a for Sub Floors;  
Ordinance 7791 to notify Inspector before taking

TO THE HONORABLE:

**WRITE IN INK—FILE TWO COPIES**

## THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work  
at corner

side of East Side Fair Oaks street 133 feet North  
of 24th St street

### WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Tear down front and replaster

Estimated cost of work, \$ \$7000

Building to be used as Residence

I heroby agree to save, indemnify and keep harmless the City and County of San Francisco and its officials against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, and all costs and damages which may accrue from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof and will in all things strictly comply with the conditions of this permit.

Name of Architect.....

Address.....

Name of Builder Tranell & Hill

Address 918 Hayes St

Report..... favorably

J. M. Lynch Owner  
271 Fair Oaks Address  
Per [Signature]

A. P. Kump  
Inspector  
July 10 1909

No. 179946

APPLICATION

OF

Owner: J. McLaughlin

To make alterations, alterations or repairs to building

Location: East Side, San Francisco

133 1/2 Broadway Street

Estimated Cost: \$

Filed: 9

Referred to Inspector: [Signature]

Per Report: [Signature]

ALTERATION

1937

THE BOARD OF BUILDING INSPECTION

San Francisco

Approved: [Signature]

Chief Building Inspector

[Signature]

WITH BRIEFLY FULL DESCRIPTION OF WORK TO BE DONE

with a view to the...  
the...  
and...  
and...

...

...

...

...

DEPARTMENT OF  
BUILDING INSPECTION  
FOR OFFICE USE ONLY

Central Permit Bureau - F.N. 411

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

3

ALTERATION

May 8 1937

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 271 Fair Oaks Street

(2) For what purpose is present building now used? Family Dwelling

(3) For what purpose will building be used hereafter? Family Dwelling

(4) Total Cost \$ 1000.00

(5) Description of work to be done Modernization of interior, installing two hardwood floors, lowering two ceilings to 8'6", re-plastering where needed and patch work; re-arrangement of kitchen sink unit adding cabinets; re-wiring entire house and installing five electric plugs; installing new bath set in old position; painting and cleaning

(6) Contractor (DOES) carry Workmen's Compensation Insurance. (DOES NOT)

(7) Supervision of construction by George J. Lanson

Address 3487 21st Street, San Francisco

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(8) Architect None

Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California \_\_\_\_\_ City and County of San Francisco \_\_\_\_\_

Address \_\_\_\_\_

(9) Engineer None

Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California \_\_\_\_\_ City and County of San Francisco \_\_\_\_\_

Address \_\_\_\_\_

(10) Plans and specifications prepared by  
Other than Architect or Engineer \_\_\_\_\_

Address \_\_\_\_\_

(11) Contractor George J. Lanson

License No. Applied for License No. Applied for  
State of California \_\_\_\_\_ City and County of San Francisco \_\_\_\_\_

Address 3487 21st Street, San Francisco

(12) Owner George F. Fischer

Address 199 Holmes Street, San Francisco

By George J. Lanson Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. 3578  
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



BLDG. FORM  
 No. 43948  
 APPLICATION OF  
George J. Linder Owner  
 FOR PERMIT TO MAKE  
 ADDITIONS, ALTERATIONS OR REPAIRS  
 TO BUILDING  
 Location 277 S. Van Ness St.  
 San Francisco  
 Cost \$ 12,000.00  
 Filed May 11 1939  
 APPROVED  
 Superintendent  
 Bureau of Building Inspection  
 Permit No. 42829  
 Issued May 11 1939

*Reparations  
 Deft. Tenants  
 5-9-39*

APPROVED:  
 Superintendent  
 Bureau of Building Inspection  
5/10/39  
Carl Johnson  
 City Planning Commission  
 APPROVED:  
 Director of Public Health  
 Department of Electricity  
 APPROVED:  
 Bureau of Engineering  
 APPROVED:  
 Art. Commission

BUREAU OF FIRE PREVENTION AND  
 PUBLIC SAFETY  
 Construct and install on Building to Satisfy  
 Items of Bureau of Fire Prevention the Follow-  
 ing Fire Protection Equipment and Appliances

F. D. (Dry) Standpipes  
 Wet Standpipes  
 Floor Racks  
 Tanks  
 Escapes  
 Automatic Fire Pumps  
 Automatic Sprinkler System  
 Water Service Connection  
 Grounding Pipe Coatings  
 Part-Insulation  
 Incinerators

APPROVED:  
[Signature]  
 Bureau of Fire Prevention and Public Safety  
 APPROVED:  
 Fire Marshal

OFFICIAL COPY



APPROVED
Dept. Public Works
AUG 22 1984

CONTACT DISTRICT INSPECTOR MAILED ON FACE OF APPLICANT AT STREET OF WORK (TELEPHONE NO. 651-5820). THIS APPLICATION IS APPROVED WITHOUT FIELD INSPECTION AND DOES NOT REQUIRE AN APPROVAL OF THE BUILDING FROM DISTRICT MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

McNULTY

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 3 [ ] HAS APPROVAL SITE INSPECTION REQUIRED
FORM 4 [ ] HAS APPROVAL CONTRACTOR GUARANTEE
APPROVAL OF PLAN SETS N/A

APPLICATION IS MADE TO THE DEPARTMENT OF PUBLIC WORKS, SAN FRANCISCO 1972 PERMITS TO BUILD IN ACCORDANCE WITH THE PLANS SUBMITTED HEREWITH AND ACCORDING TO THE DISCRETION ALSO FOR THE DEPARTMENT OF PUBLIC WORKS.

Address: 271 FAIRFAX STREET
Permit No: 19898
Date: AUG 22 1984

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Table with columns for existing buildings, proposed additions, and other details. Includes 'ADDITIONAL INFORMATION' section.

IMPORTANT NOTES

1. The applicant shall be responsible for the accuracy of the information furnished in this application...
2. The applicant shall be responsible for the accuracy of the information furnished in this application...

NOTICE TO APPLICANT

1. The applicant shall be responsible for the accuracy of the information furnished in this application...
2. The applicant shall be responsible for the accuracy of the information furnished in this application...

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION. ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Josephine Purren 8-21-84



FOR OFFICE USE ONLY

CONDITIONS AND STIPULATIONS

APPROVED

DATE

REASON

STANDARD PLAN NO. 100000... (Faint text describing conditions and stipulations)

NOTIFIED MR.

DATE

REASON

OFFICE COPY

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

DATE

REASON

APPROVED

NOTIFIED MR.

Return to County Clerk... (Faint text at the bottom of the page)

OFFICIAL COPY  
SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
FOR OFFICIAL USE

**APPROVED**  
Dept. of Building Insp.  
DESCRIPTION **back stairs**  
JUN 30 1997  
VERTICAL  
HORIZONTAL

**APPROVED**  
Dept. of Building Insp.  
JUN 30 1997

9700600  
NOV - 310  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT -  
ADDITIONS, ALTERATIONS OR REPAIRS  
FORM 3 OTHER AGENCIES REVIEW REQUIRED  
FORM 8 OVER-THE-COUNTER ISSUANCE  
2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE OF THE CITY AND COUNTY OF SAN FRANCISCO

**OFFICE COPY**

FILED 6/29/97  
BLOCK LOT 3647/021  
STREET ADDRESS OF JOB 271 FAIR OAKS ST. SF 94110  
ESTIMATED COST OF JOB \$1500.00  
DATE 6/30/97

INFORMATION TO BE FURNISHED BY ALL APPLICANTS									
LEGAL DESCRIPTION OF EXISTING BUILDING									
1. TYPE OF CONSTRUCTION	2. NO. OF STORIES OF OCCUPANCY	3. NO. OF ALCOHOLS AND COLLARS	4. PRESENT USE	5. OCCUP. CLASS	6. NO. OF DWELLING UNITS				
5N	2	0	DWELING	R 3	2				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
1. TYPE OF CONSTRUCTION	2. NO. OF STORIES OF OCCUPANCY	3. NO. OF ALCOHOLS AND COLLARS	4. PROPOSED USE (LEGAL USE)	5. OCCUP. CLASS	6. NO. OF DWELLING UNITS				
5N	2	0	DWELING	R 3	2				
7. IS AUTO PURSUANT TO BE CONSTRUCTED OR ALTERED?	8. YES OR NO	9. WILL STREET SPACE BE USED DURING CONSTRUCTION?	10. YES OR NO	11. IS ELECTRICAL WORK TO BE PERFORMED?	12. YES OR NO	13. IS PLUMBING WORK TO BE PERFORMED?	14. YES OR NO		
	NO	NO	NO	NO	NO	NO	NO		
15. GENERAL CONTRACTOR: Unknown									
16. OWNER (LEASEE CROSS OUT ONE): CARLOS PARENO									
ADDRESS: 271 FAIR OAKS ST. CITY: SF ZIP: 94110									
17. BRIEF DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): New BACK STAIRS TO REPLACE EXISTING									
ADDITIONAL INFORMATION									
18. DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	19. YES OR NO	20. IS CENTERLINE OF FRONT PORCH OR PATIO TO BE RELOCATED?	21. YES OR NO	22. DOES THIS ALTERATION INVOLVE CHANGING THE EXISTING BUILDING'S EXTERIOR APPEARANCE OR CHARACTER?	23. YES OR NO	24. DOES THIS ALTERATION INVOLVE CHANGING THE CHARACTER OF OCCUPANCY?	25. YES OR NO		
	NO	NO	NO	NO	NO	NO	NO		
18. ARCHITECT OR ENGINEER DESIGN: [Signature]									
19. IS CONSTRUCTION UNDERWAY AND DOES THIS APPLICATION RELATE TO AN EXISTING CONSTRUCTION UNDERWAY? YES OR NO									
NO									

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire carrying more than 750 volts. See Sec. 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, etc. and together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKS OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORK AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) OR (23).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings all framing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER       ARCHITECT  
 LESSEE       AGENT  
 CONTRACTOR       ENGINEER

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE:** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3500 of the Labor Code of the State of California, the applicant shall have coverage under (1) or (2) designated below or shall indicate item (3) or (4), or (5), whichever is applicable, if however item (1) is checked item (2) must be checked as well. Mark the appropriate provision of compliance below:

I hereby agree under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_  
Policy Number: \_\_\_\_\_

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3500 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. I certify as the owner for the applicant for the covered that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

**APPLICANT'S CERTIFICATION**

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

8000-01 (REV. 1994)

Signature of Applicant or Agent: *Carlos Pareno*  
DATE: 6/30/97

BLDG PERM FROM 818  
9712003  
APPROVAL NUMBER: 9712003



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SAN FRANCISCO  
DEPARTMENT OF  
BUILDING  
FOR OFF

CONDITIONS AND STIPULATIONS

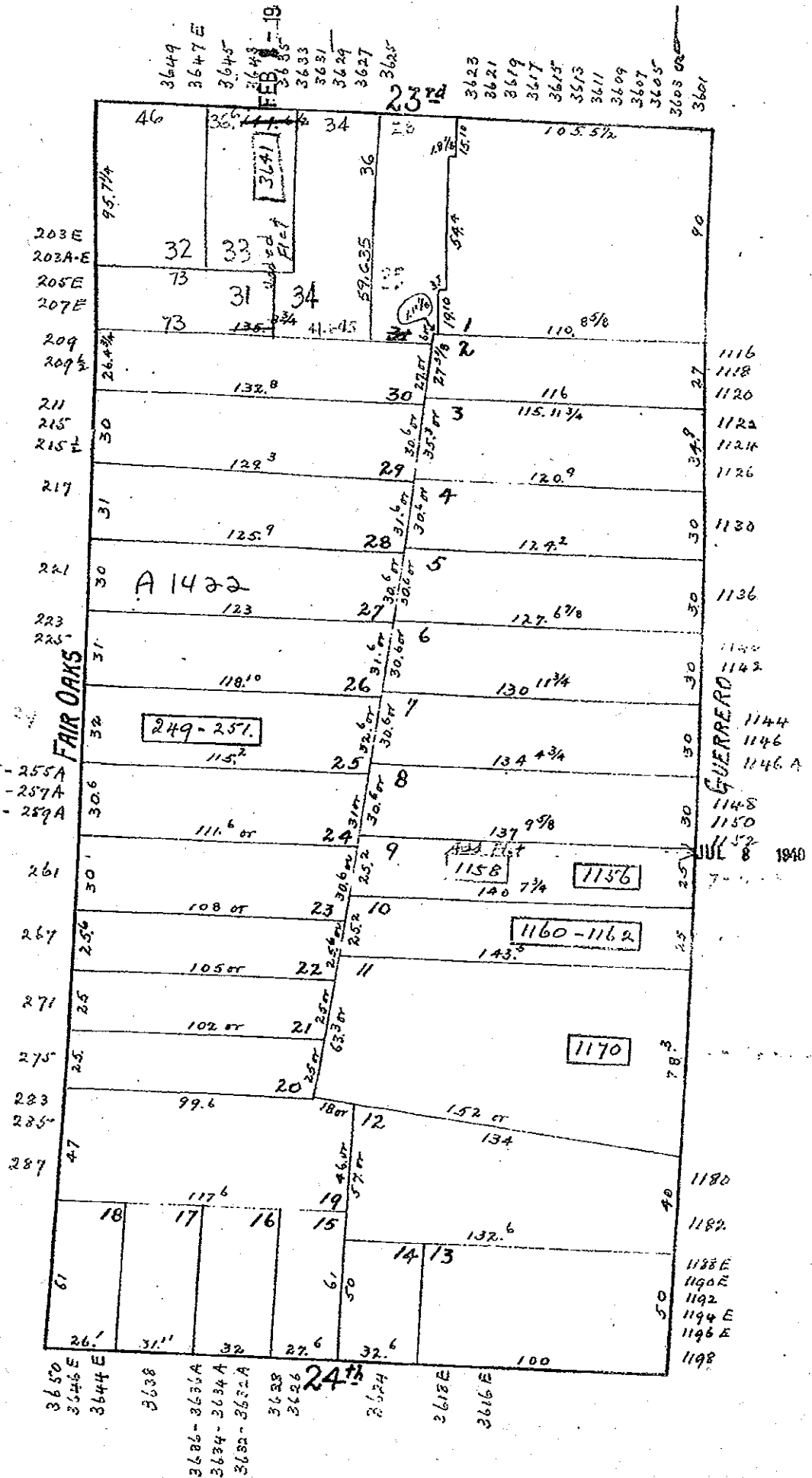
APPROVED: _____ Contact the district building inspector at the start of work call 558-6008. For plumbing inspection scheduling call 558-6008. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed drawing or electrical plan review and does not constitute an approval of the building work authorized must be done in accordance with applicable codes. Any electrical or plumbing work shall require appropriate separate permits. BUILDING INSPECTOR: _____	DATE: _____ REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ APPROVAL OF THIS APPLICATION IS FOR SPECIFIED WORK ONLY AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING OR USE UNDER THE PLANNING CODE. <i>Replacement of Existing Stairs</i> CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW DEPARTMENT OF CITY PLANNING 6/30/97	DATE: JUN 30 1997 REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR.: _____
APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR.: _____

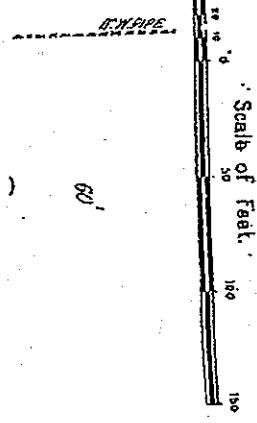
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

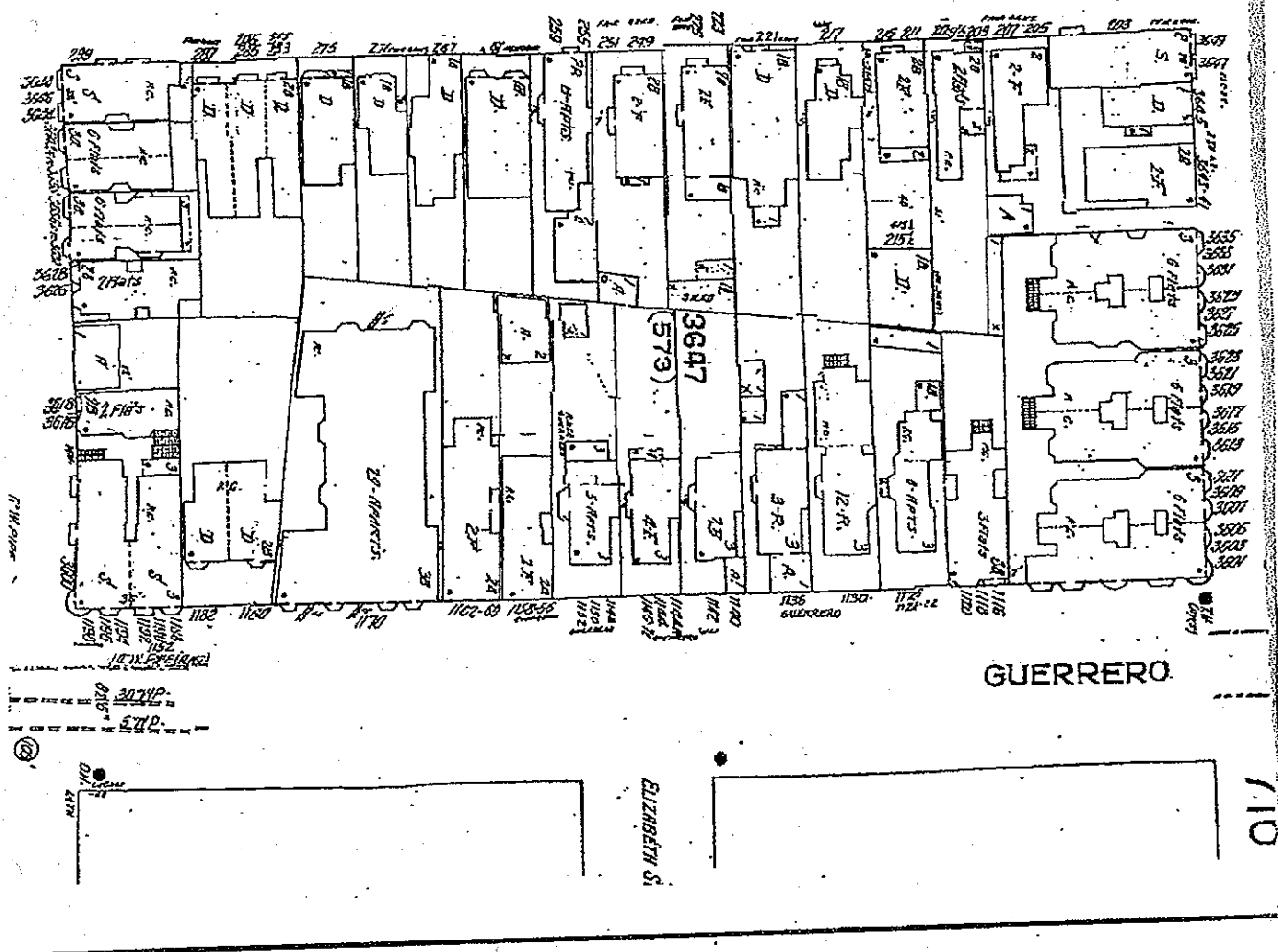
Number of attachments

OWNER'S AUTHORIZED AGENT \_\_\_\_\_





FAIR OAKS



OFFICIAL COPY

DEPARTMENT OF

BUILDING INSPECTION

FOR OFFICE

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Works. They shall be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement.

1. In case of non-payment of the water rent within three days after presentation of bill, the supply will be cut off, and the water shall not again be let on, either for the same or any subsequent occupant, except upon the payment of the amount due, together with the sum of two dollars; provided, that, in case of specific supplies, or for special parties of the month, where the water has been let on, it may be cut off immediately, after notice given at the place that the rent is not paid, and may be let on again upon condition before mentioned.
2. No portion or family supplied with Spring Valley Water will be permitted to use the water for any other purpose than that stated in this agreement, nor to supply water in any way to other persons or families.
3. Consumers shall prevent all unnecessary waste of water, and shall make no concealment of the purposes for which it is used.
4. No alterations shall be made in any water pipe or fixture, without first giving notice of the intended alteration at the office of the Company.
5. In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and in his default to abide these regulations, and pay the rates, will cut off the connection.
6. Whenever any of these regulations shall be violated, the supply of water will be discontinued, and not resumed until all charges and expenses are satisfied.
7. All persons taking water shall keep their service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so.
8. Street sprinkling with hose and standing irrigators will not be allowed under any circumstances.
9. The inspector of other properly authorized officer of the Company, shall be admitted at all reasonable hours to all parts of any premises supplied with the water, that these regulations are observed.

No. 36210

Date of Supply, Jan 1, 1879

### APPLICATION and AGREEMENT.

I hereby agree to take Water from the Spring Valley Water Works,

at the rate of \$ 2.37

per month, payable monthly, in advance, in U. S. Gold Coin. For  
 12 months, for month of 24th

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Works may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified.

Size of Building, 800 Feet, 7 Stories.

#### General Rate

##### SPECIAL RATES:

No of Extra Persons (over 5)	
Lodgers	
Boarders	
Baths	
Water Closets	
Wash Basins	
Urinals	
Wash Trays	
Cows	
Horses	
Horse Trough	
Irrigation	
Total	\$ 1.28

2 hose bibs 4/08

The Company not responsible for accidents to Boilers.

San Francisco, Dec 30, 1879

J. H. Lane  
 438 E. 1st St

Service Connection, \$ 10.00



SERVICE INSPECTION REPORT

Tap No ..... 30110 .....  
Account No .....  
Street Address ..... 271 Fair Oaks .....  
Property Location ..... E/S .....

Stop Cock Directions .....  
Meter No ..... 96315491 ..... Size ..... 5/8 ..... Make ..... B .....  
Reading This Date ..... 0.00 .....  
..... X ..... On ..... Occupied ..... X .....

..... Off ..... Vacant .....  
Class of Building and Occupancy ..... Res .....  
(State number of floors, whether offices, stores, apartment  
houses, flats, residences, etc. If for residential purposes,  
give No. of units or family capacity.)

..... Two stories. One fam .....  
.....

The above Service and Meter supplies the following:

..... alone .....

Name ..... Owner .....

Name ..... Tenant .....

(Plumbing test to be made if Service supplies only one unit  
or a part of the building.)

Remarks: .....

.....

.....

..... (over) .....

Inspected by ..... R. Uehlsmenth ..... Service Dept.

Date ..... 9-27-96 .....

OFFICIAL COPY

SAN FRANCISCO



DEPARTMENT OF BUILDING INSPECTION

FOR OFFICE USE ONLY

V4057

~~237~~ Fair Oaks St. E.C.  
 125 N. 24th  
 Area fixtures OK.  
 1 B added;  
 2 Resubmits

Crowley 29/1-108

OFFICIAL COPY

SAN FRANCISCO

ACCT NO. 11355 01 5

SERVICE ADDRESS  
271 FAIR OAKS ST.

BUILDING INSPECTION

CUSTOMER NAME CARLOS PARRENO  
DBA

WORK ORDER	NUMBER	VIA	DISTRICT	DESTINATION
	837796	S13	P	C
TYPE				
125 - RENEW - CONTRACT				

CONTRACT NUMBER  
ND 2176

RECEIVED

96 JUN -6 PM 4:24

GDD JOB NO:	508712	INSTALLED:	LENGTH	SIZE	MATERIAL	METER LEFT	DATE STATUS
		S.F.W.D.	24.0	1	PLAS	ON OFF	ON OFF

MAIN DIRECTION	FEET	DIR 1	DIR 2	BASE	STREET	SUFFIX	TAP BLOCK
	22.5	E	W	PL	FAIR OAKS	ST	
TAP DIRECTION							
	1154.0	N	N	PL	24TH	ST	

METER DIR.	MAIN I.D.	MAIN SIZE	MAIN DEPTH
	DEI	8	3.0

PAVING: (IF NO PAVING, SO STATE)  
STREET

*CONTRACTOR*  
SIDEWALK  
*CONTRACTOR*

CHECK BOX IF SERVED CROSSED  (DIAGRAM ON BACK)

SERVICE REMARKS:

COMPLETION CODE	EMPLOYEE I.D.	COMPLETION DATE	SIGNED BY
<input checked="" type="checkbox"/> YES <input type="checkbox"/> PLUS <input type="checkbox"/> CANCEL <input type="checkbox"/> DIFFERENT		MONTH DAY YEAR 08 21 96	<i>R. Yuen</i>

— CURRENT WORK ORDER DATA —

STREET OPENING PERMIT NO. \_\_\_\_\_ USA TICKET NO. \_\_\_\_\_ NUMBER OF METERS **1**  
 DATE \_\_\_\_\_ DATE \_\_\_\_\_ METER SIZE **58**

ISSUE REMARKS \_\_\_\_\_ SERVICE TYPE \_\_\_\_\_

WORK ORDER ISSUE DATE **3/29/95** WORK ORDER ISSUE TIME **4:12 PM** WORK ORDER ISSUED BY **BRAD HUIE, CSV**

TAP NUMBER <b>30110</b>	TAP STATUS <b>ACTIVE</b>	SERVICE MATERIAL <b>PLASTIC</b>	PS1	MAIN IDENTIFICATION
TAP TYPE <b>REGULAR</b>	SERVICE TYPE <b>STANDARD</b>	RENEWAL DATE <b>9/18/84</b>	GPM	MAIN SIZE
DISTRIBUTION TAPS <b>NO</b>	SERVICE SIZE <b>01</b>	ORIGINAL INSTALLATION DATE	TEST DATE	RESERVOIR <b>COLLEGE HILL R</b>

METER DIRECTION	FEET	DIR 1	DIR 2	BASE	STREET	SUFFIX	TAP BLOCK
	19.0	E	W	PL	FAIR OAKS	ST	00271
TAP DIRECTION							
	153.6	N	N	PL	24TH	ST	

*9/18/96*

OFFICIAL COPY

SAN FRANCISCO



ACCT. NO. 113555-01'S B  
 SERVICE ADDRESS  
 271 FAIR OAKS ST  
 DEPARTMENT OF PUBLIC WORKS  
 BUILDING INSPECTION  
 CUSTOMER NAME CARLOS PARREDO  
 FOR OFFICE USE ONLY DBA

WORK ORDER NUMBER	54197	DISTRICT VIA	P 536	DESTINATION	F
	TYPE 402 - WHAT METER SERVES				
APPT. DATE					APPT. TIME

PHONE NUMBER 415. 878-0924

CURRENT METER DATA

METER CONN.	NUMBER	READ	SIZE	MAKE	MODEL	TYPE	NO. OF RINGS	FOUND	LEFT	WORK ORDER CODE	CURRENT METER READ
	1:0096315491	134	58	B	REC A	4		ON OFF <input checked="" type="checkbox"/> <input type="checkbox"/>	ON OFF <input checked="" type="checkbox"/> <input type="checkbox"/>		0 0 0
								ON OFF <input type="checkbox"/> <input type="checkbox"/>	ON OFF <input type="checkbox"/> <input type="checkbox"/>		
								ON OFF <input type="checkbox"/> <input type="checkbox"/>	ON OFF <input type="checkbox"/> <input type="checkbox"/>		
								ON OFF <input type="checkbox"/> <input type="checkbox"/>	ON OFF <input type="checkbox"/> <input type="checkbox"/>		

PREVIOUS OCCURRED HOIST TANK PRESURIZATION	DEMO DATE STARTED COMPLETED NEW LOG	STRUCTURAL NO STORES LOTS NO. OF OCCUPANTS	FLOW TEST PSK DRP BACKS HEADS	CUSTOMER/HOUSE # 34	SERVICE SIZE MATERIAL LENGTH HOUSE VALVE TYPE	SAFETY TANKS YES NO
--	-------------------------------------	--	-------------------------------	---------------------	---	---------------------

COMPLETION CODE DES PLUS OKANCEL DIFFERENT M COLLECT	EMPLOYEE I.D. A214	COMPLETION DATE MO. DAY YEAR 9 19 96	ARRIVAL 10:37 AM	DEPARTURE 10:45 AM	INSPECTED WITH SPOKE WITH alone	CHANGE MADE DATA METER/DIAL
--	--------------------	--------------------------------------	------------------	--------------------	---------------------------------	-----------------------------

STRUCTURE: Two stories One fam

WHAT METER SERVES: alone

FIELD CONDITION CODES	WORK ORDER CODES	NOT READ CODE	CCRM MADE YES
-----------------------	------------------	---------------	---------------

SERVICEREMARKS: Correct read on new meter

OVER

CURRENT WORK ORDER DATA

METER DIRECTION	TAP NUMBER 030180	TAP STATUS ACTIVE	TAP TYPE REGULAR	NUMBER OF DISTRIBUTORS/TAPS	DENO PERMIT ISSUE DATE
SERVICE SIZE 01	SERVICE MATERIAL PLASTIC	SERVICE TYPE STANDARD	RENEWAL DATE 8/21/96	ORIGINAL INSTALLATION DATE	

MAN DIRECTION	FEET 22.5	DIR1 E	DIR2 N	BASE PL	STREET FAIR OAKS	SUFFIX ST	TAP BLOCK 00271
TAP DIRECTION	15450	N	N	PL	24TH	ST	

CONTACT NAME  
 ISSUE REMARKS: ASY ATTACHED - SEC. RENEWED 8/21/96

REVENUE CLASS: CP-RS1 NO. OF OCCUPANTS: 1 STORES: UNITS: SERVICE TYPE: STANDARD FLOW FACTOR: .90

WHAT METER SERVES: METER CONN. LOCATION: METER ISSUE DATE: 9/19/96 METER ISSUE TIME: 5:48 PM METER ISSUE BY: VELNA HISE, CSF

OCT 30 '84

Application for Service In

LOCATION

271 Travis Oaks STREET

5065  
1540 San Francisco,

TO THE SPRING VALLEY WATER COMPANY:

You are hereby requested and authorized to make service installation for water supply at

for account of

(Signed)

Owner

By

Architect-Plumber-Agent

Form 88 781 Oct, 1918

NOTE: This order covers service installation only; a separate order is required for supply.

SAN FRANCISCO



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OFFICIAL COPY

rates as may be legally established hereafter.

No. 47486

M

No. KEARNY STREET

TO SPRING VALLEY WATER COMPANY, D.

WATER RATE FOR APRIL, 1908 \$

Received Payment,

For Spring Valley Water Company

1409 SUTTER STREET, near Franklin SAN FRANCISCO APRIL, 1908

MR. A. W. H.

RECEIVED  
APR 15 1908  
SPRING VALLEY WATER COMPANY

APR 15 1908

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DEPARTMENT OF BUILDING INSPECTION

Multi Family Char.

12/09/2013

Block Lot 3647 021 Unit # 1 Sequence 3 Bldg 1 of 1 Seq 3 of 3  
 \* FOR OFFICE USE ONLY Vol 24 APN Effective Dat 7/09/2004  
 Location 271 - 273 FAIR OAKS ST Last Modified 7/09/2004

Class	<u>F</u>	Quality Class	<u></u>	Plumbing	<u></u>
GrossBldgArea	<u>1,346</u>	Year Built	<u>1900</u>	ADA Complianc	<u></u>
Stories	<u>0</u>	EffectiveYear	<u></u>	Life Safety	<u></u>
Unit Count	<u>2</u>	Constrct Type	<u></u>	UMB (Y/N)	<u></u>
Apartment Unt	<u>0</u>	Lobby	<u></u>	Seismic	<u></u>
Retail Units	<u>0</u>	Condition	<u></u>	FireSprinkler	<u></u>
Total Rooms	<u>0</u>	DeferredMaint	<u></u>	ParkingSpaces	<u>0</u>
TotalBathroom	<u>0</u>	Foundation	<u></u>	Parking Type	<u></u>
Studios	<u>0</u>	Roof Finish	<u></u>	Elevator Bank	<u>0</u>
One Bedrooms	<u>0</u>	View Quality	<u></u>	Freight Elvtr	<u>0</u>
Two Bedrooms	<u>0</u>	View Type	<u></u>	Amenities	<u></u>
Three+Bedroom	<u>0</u>	FurnishedUnit	<u>0</u>	Green Label 1	<u></u>
Total Bedroom	<u>0</u>	Unfurn. Units	<u>0</u>	Score 1	<u></u>
ApartmentArea	<u>0</u>	Kitchen Qlty	<u></u>	Year 1	<u></u>
Retail Area	<u>0</u>	Bathroom Qlty	<u></u>	Green Label 2	<u></u>
Basement Area	<u>0</u>	HVAC	<u></u>	Score 2	<u></u>
Storage Area	<u>0</u>	Electrical	<u></u>	Year 2	<u></u>

F1=Help F2=Exit no seq F3=Exit F12=Cancel F24=Insert Page Up Page Down

## Exhibit 3





City and County of San Francisco  
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 271 Fair Oaks St 3647/021  
(number) (street) (block and lot)

Permit Application No: 201406208950 Type of Construction: TB Stories: 2 Dwelling Units: 1

Basements: 0 Occupancy Classification: R-3 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: For Administrative purposes only to document the legal use and occupancy of this building as a 2 story single family dwelling. This determination is based upon a review of City Records including water department Sanborn Maps, Assessors records and building department records. No work on this permit.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the *San Francisco Building Code*.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

This certificate issued on: June 24th 2014

Tom C. Hui

by: Joseph D. Hui  
(Signature) Building Inspector

TOM C. HUI, SE, Acting Director of Building Inspection  
Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)  
Printed Name



**Address of Building**    *271 FAIR OAKS ST*

**Block** *3647*

**Lot** *021*

**Other Addresses**

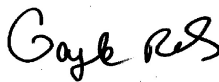
Date of Issuance: 27 JUN 2014

Date of Expiration: 27 JUN 2015

By: ROCHELLE GARRETT

Report No: *201406272301*

**Patty Herrera, Manager, Records Management Division**



**Gayle Revels**  
**Acting Chief Financial Officer**

**THIS REPORT IS VALID FOR ONE YEAR ONLY.**

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

**(For Explanation of terminology, see attached)**

## Exhibit 4



# 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  
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 199710692  
DATE: 22-DEC-97

ADDRESS: 271 FAIR OAKS ST  
OCCUPANCY/USE: ()

BLOCK: 3647 LOT: 021

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: CARLOS PARRENO 1989 TRUST 4/8  
MAILING PARRENO CARLOS A  
ADDRESS 271 FAIR OAKS ST  
SAN FRANCISCO CA

PHONE #: --

94110

PERSON CONTACTED @ SITE:

PHONE #: --

## VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

CONVERTED GROUND FLOOR INTO AN APARTMENT, CONSISTING OF 1 SLEEPING ROOM, 1 LIVING ROOM, 1 KITCHEN AND A FULL BATH, WITHOUT THE BENEFIT OF REQUIRED PERMITS.

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

- FILE BUILDING PERMIT WITHIN 0 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 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.

YOU ARE REQUIRED TO FILE FOR A BUILDING PERMIT APPLICATIONS, WITH TWO SETS OF FLOOR PLANS, IN ORDER TO LEGALIZE, OR DISMANTLE ADDED GROUND FLOOR UNIT.

PERMIT RESEARCH INDICATE THAT PREMISES ARE A :

TYPE 5N, TWO STORY SINGLE FAMILY DWELLING ON ONE FLOOR OF OCCUPANCY.

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: Ivan Sarkany

PHONE # --

DIVISION: HIS

DISTRICT : 1

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

## Exhibit 5

**GENERAL NOTES:**

**INTENT OF DOCUMENTS:**

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturer's recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

- San Francisco Building Code 2013 Edition
- California Fire Code 2013 Edition
- San Francisco Plumbing Code 2013 Edition
- San Francisco Electrical Code 2013 Edition
- San Francisco Mechanical Code 2013 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architect's job site reviews are not intended nor shall they be construed to include a review of the adequacy of the contractor's safety measures.

D. Unless otherwise shown or noted, all typical details shall be used where applicable. E. All details shall be construed typical at similar conditions.

F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.

G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local building departments, on these plans shall be done by an independent inspection company.

H. Finishes: Replace patch, repair and re-finish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. All surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and/or modified in order to complete the work as herein described in these Drawings.

J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

**PROJECT INFORMATION:**

ZONING: RH 3

BLOCK: 3647

LOT: 021

2 STOREYS

**SCOPE OF WORK:**

REMOVAL ILLEGAL UNIT AT 1ST FLOOR INCLUDING KITCHEN AND BATHROOM. RESTORE TO ORIGINAL LEGAL USE AS STORAGE ROOMS.

**DRAWING INDEX:**

A.1.01 GENERAL NOTES AND VICINITY MAP

A.2.01 PLANS

**DRAWING SYMBOLS**

- 101 DOOR NUMBER
- 201 WINDOW NUMBER
- 101 SKYLIGHT NUMBER
- 1 DRAWING REVISION
- A-A SECTION IDENTIFICATION
- 1/6.02 DETAIL NUMBER AND DRAWING REFERENCE
- 1 ITEM NUMBER
- 0'-0" GRADE
- PL - - - - - PROPERTY LINE

**ABBREVIATIONS:**

- @ AT
- CL CENTERLINE
- Ø DIAMETER OR ROUND
- (E) EXISTING
- (N) NEW
- (R) REPLACE
- AFF ABOVE FINISH FLOOR
- BM BEAM
- BLDG. BUILDING
- CBC CALIFORNIA BUILDING CODE
- CLR. CLEAR
- CLOS. CLOSET
- CONC. CONCRETE
- DECK'G DECKING
- DET. DETAIL
- DIA. DIAMETER
- DISP. DISPOSAL
- DW. DISHWASHER
- DR. DOOR
- DBL. DOUBLE
- DN. DOWN
- DRW'GS DRAWINGS
- D DRYER
- EA EACH
- F FAHRENHEIT
- FIN. FINISH
- F.R. FIRE RATED
- FLR. FLOOR
- FT. FOOT OR FEET
- FR. FRENCH
- FURN. FURNISH
- FURR. FURRING
- GA. GAUGE
- GL. GLAZING
- GYP. GYPSUM
- GYP.BD. GYPSUM BOARD
- HGT./HT. HEIGHT
- INSUL. INSULATION
- MFG. MANUFACTURING
- MAX. MAXIMUM
- MTL. METAL
- MIN. MINIMUM
- O.C. ON CENTER
- PR. PAIR
- PKT. POCKET
- P.T. PRESSURE TREATED
- REF. REFRIGERATOR
- REQ'D REQUIRE D
- REQ'T REQUIREMENT
- RTG. RETAINING
- R & S ROD AND SHELF ROOM
- SIM. SIMILAR
- S.C. SOLID CORE
- SQ. FT. SQUARE FOOT/FEET
- STOR. STORAGE
- STRUCT. STRUCTURAL
- TEMP. TEMPERED
- TRANS. TRANSPARENT
- TYP. TYPICAL
- U.ON. UNLESS OTHERWISE NOTED
- V.I.F. VERIFY IN FIELD
- W. WASHER
- WH. WATER HEATER
- WP. WATERPROOF
- WDO. WINDOW
- W/ WITH
- WD. WOOD

Department of Building Inspection 8/16/14 2:19 PM

**Permits, Complaints and Boiler PTO Inquiry**

**Permit Details Report**  
 Report Date: 8/16/2014 2:02:30 PM  
 Application Number: 201406008950  
 Form Number: 8  
 Address(es): 3647 / 021 / 0271, FAIR ST, DAKS ST  
 Description: N O W O R K D O N E FOR ADMINISTRATIVE PURPOSE ONLY TO DOCUMENT THE LEGAL USE AND OCCUPANCY OF THIS BUILDING AS A (2) STORY SINGLE FAMILY DWELLING. THIS DETERMINATION IS BASED UPON A REVIEW OF CITY RECORDS INCLUDING WATER DEPARTMENT, SANBORN MAP, ASSESSORS RECORDS AND BUILDING DEPARTMENT RECORDS.  
 Cost: \$1.00  
 Occupancy Code: R-3  
 Building Use: 27-1 FAMILY DWELLING

**Disposition / Stage**

Action Date	Stage	Comments
6/20/2014	TRIALG	
6/20/2014	FILING	
6/20/2014	FILED	
6/20/2014	APPROVED	
6/20/2014	ISSUED	
6/20/2014	COMPLETE	CFIC Issued

**Contact Details:**  
 Contractor Details:  
 License Number: OWN  
 Name: OWNER OWNER  
 Company Name: OWNER  
 Address: OWNER \* OWNER CA 00000-0000  
 Phone:

**Addenda Details:**  
 Description:  

Step/Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	RID	6/20/14	6/20/14		6/20/14	O'RRIORDAN PATRICK	
1s	CTB	6/20/14	6/20/14		6/20/14	CALEZA DELIA	

 This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time (Hrs)
6/30/2014	AM	CS	Clerk Scheduled	FINAL INSPECT/APPRVD	1

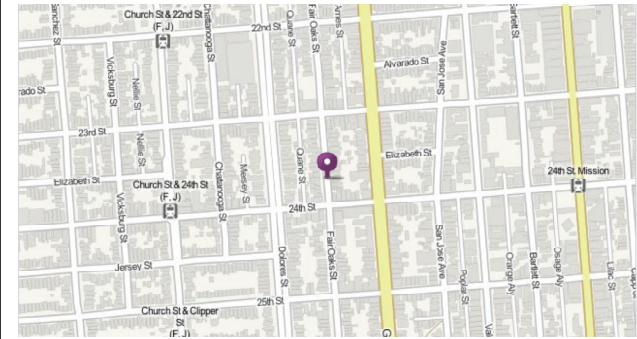
**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
6/30/2014	Joseph Yu	FINAL INSPECT/APPRVD	CFIC ISSUED

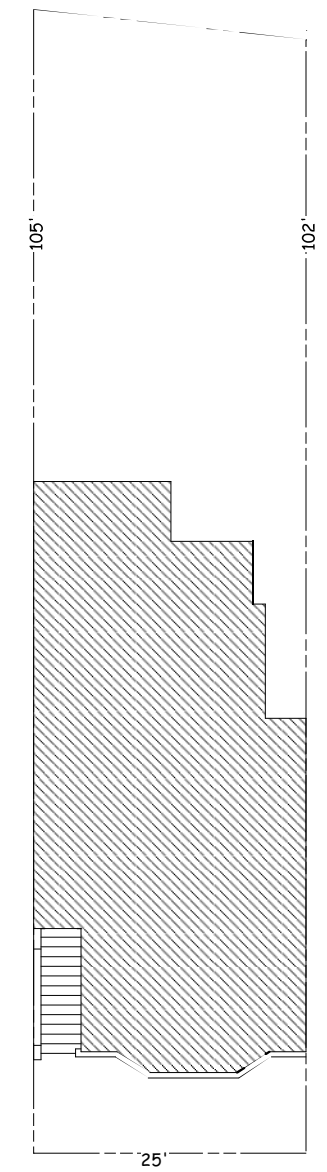
**Special Inspections:**  

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
-------------	----------------	--------------	-----------------	-------------	---------

<http://dbiweb.sfgov.org/dbi/bpts/default.aspx?page=PermitDetails> Page 1 of 2



VICINITY MAP



FAIR OAKS STREET  
 SITE PLAN (E)  
 1/8" = 1'-0"

**WILLIAM PASHELINSKY ARCHITECT**  
 1937 HAYES STREET  
 SAN FRANCISCO, CA 94117  
 415 379 3676  
 billpas h@gnail.com

**REMOVE ILLEGAL UNIT**  
 271 FAIR OAKS STREET  
 SAN FRANCISCO, CA.

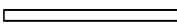
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION

PROJECT NO. 2014.28  
 SHEET

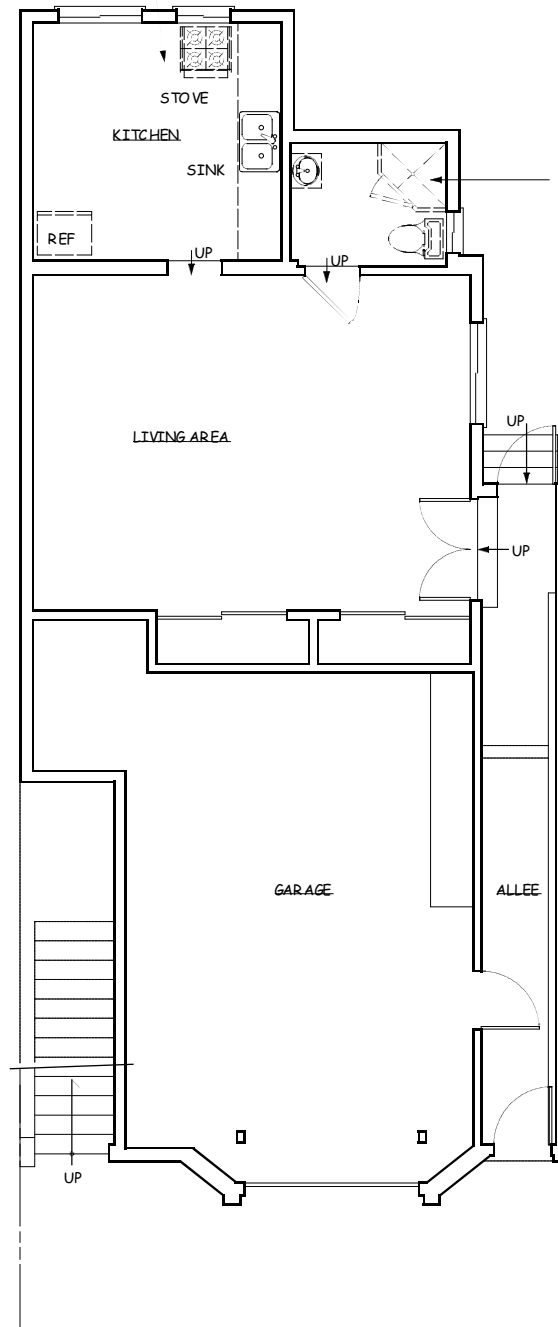
**A-1.01**

**WALL LEGEND**

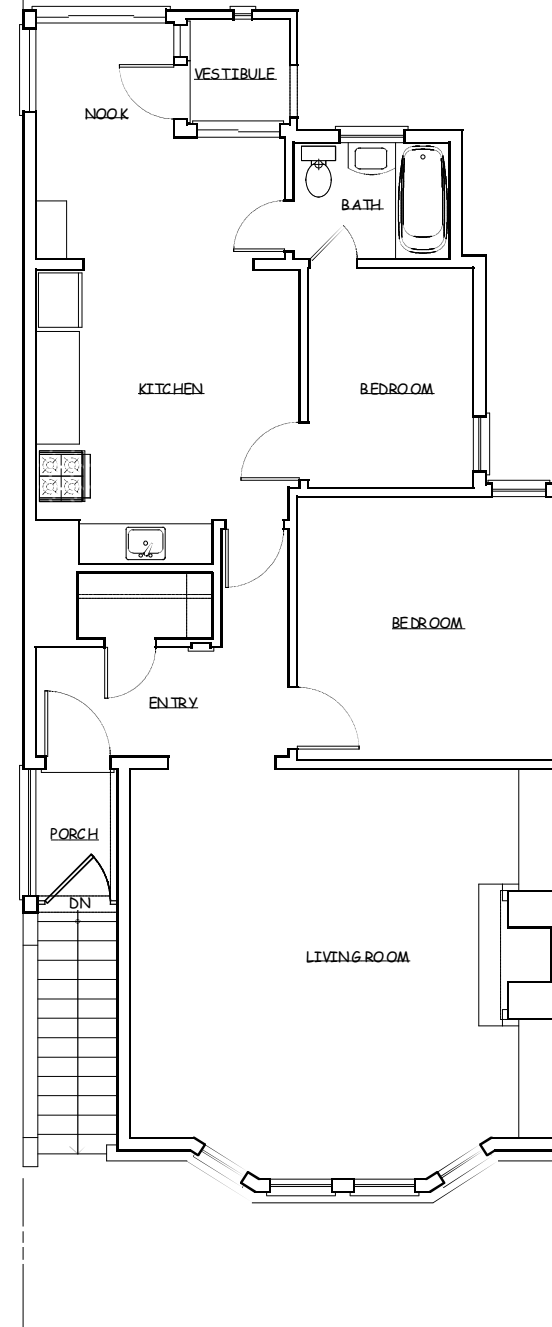
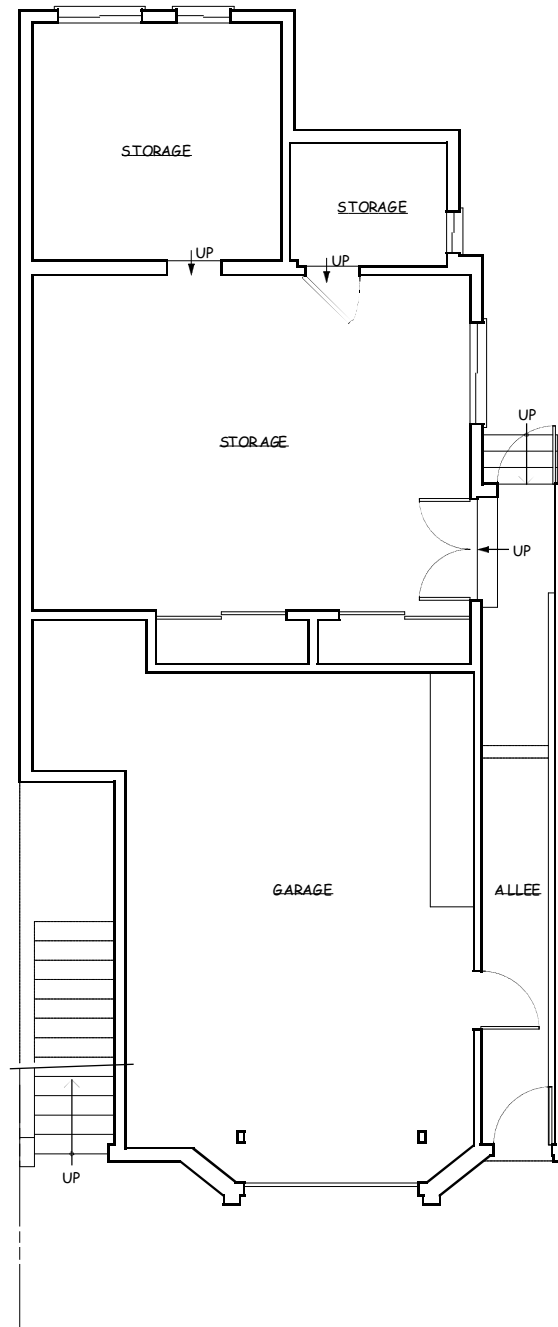
EXISTING WALL: 

DEMOLISH: 

REMOVE ALL APPLIANCES INCLUDING STOVE, REF. AND SINK. REMOVE ALL CABINETS AND CAP PLUMBING



REMOVE ALL FIXTURES INCLUDING W.C. SINK, AND SHOWER. REMOVE ALL CABINETS AND CAP PLUMBING



**1ST FLOOR PLAN (E)**  
 1/4" = 1'-0"

**1ST FLOOR PLAN (N)**  
 1/4" = 1'-0"

**2ND FLOOR PLAN (E)**  
 1/4" = 1'-0" NO WORK

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELNSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELNSKY ARCHITECT

NO.	DATE	DESCRIPTION



## Exhibit 6

## INTERIOR ENVIRONMENT

- 1.1. *Medium-level activity usage when medium usage is present.*
- 1.2. *High-level activity usage when high usage is present.*
2. *Primary campus walkways.*
  - 2.1. *Medium-level activity usage when medium usage is present.*
  - 2.2. *High-level activity usage when high usage is present.*

### SECTION 1206 YARDS OR COURTS

**1206.1 General.** This section shall apply to yards and courts adjacent to exterior openings that provide natural light or ventilation. Such yards and courts shall be on the same lot as the building.

**1206.2 Yards.** Yards shall be not less than 3 feet (914 mm) in width for buildings two stories or less above grade plane. For buildings more than two stories above grade plane, the minimum width of the yard shall be increased at the rate of 1 foot (305 mm) for each additional story. For buildings exceeding 14 stories above grade plane, the required width of the yard shall be computed on the basis of 14 stories above grade plane.

**1206.3 Courts.** Courts shall be not less than 3 feet (914 mm) in width. Courts having windows opening on opposite sides shall be not less than 6 feet (1829 mm) in width. Courts shall be not less than 10 feet (3048 mm) in length unless bounded on one end by a public way or yard. For buildings more than two stories above grade plane, the court shall be increased 1 foot (305 mm) in width and 2 feet (610 mm) in length for each additional story. For buildings exceeding 14 stories above grade plane, the required dimensions shall be computed on the basis of 14 stories above grade plane.

**1206.3.1 Court access.** Access shall be provided to the bottom of courts for cleaning purposes.

**1206.3.2 Air intake.** Courts more than two stories in height shall be provided with a horizontal air intake at the bottom not less than 10 square feet (0.93 m<sup>2</sup>) in area and leading to the exterior of the building unless abutting a yard or public way.

**1206.3.3 Court drainage.** The bottom of every court shall be properly graded and drained to a public sewer or other approved disposal system complying with the *California Plumbing Code*.

### SECTION 1207 SOUND TRANSMISSION

**1207.1 Scope.** This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.

**1207.2 Air-borne sound.** Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from

public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

**1207.2.1 Masonry.** The sound transmission class of concrete masonry and clay masonry assemblies shall be calculated in accordance with TMS 0302 or determined through testing in accordance with ASTM E 90.

**1207.3 Structure-borne sound.** Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

### SECTION 1208 INTERIOR SPACE DIMENSIONS

**1208.1 Minimum room widths.** Habitable spaces, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

*[HCD 1] For limited-density owner-built rural dwellings, there shall be no requirements for room dimensions, provided there is adequate light and ventilation and adequate means of egress.*

**1208.2 Minimum ceiling heights.** Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet (2134 mm).

#### Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center shall be permitted to project not more than 6 inches (152 mm) below the required ceiling height.
2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
3. *Mezzanines* constructed in accordance with Section 505.1.
4. *[OSHPD 1, 2 & 3] Minimum ceiling heights shall comply with Section 1224.4.10.*
5. *[OSHPD 4] Minimum ceiling heights shall comply with Section 1227.8*

**1208.2.1 Furred ceiling.** Any room with a furred ceiling shall be required to have the minimum ceiling height in