

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
COURTNEY LUI, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **22-021**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 21, 2022, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on March 7, 2022 to Lawrence Woo, of an Alteration Permit (Scope of work: reconfigure existing kitchen, convert existing kitchen into a study room, in kind to remodel existing bathroom, replace two windows located at living room and existing bedroom) at 217 15th Avenue.

APPLICATION NO. 2021/12/08/3982

FOR HEARING ON May 18, 2022

Address of Appellant(s):

Address of Other Parties:

Courtney Lui, Appellant(s)
217 15th Avenue, Apt 4
San Francisco, CA 94118

Lawrence Woo, Permit Holder(s)
333 Gellert Boulevard, Suite 207
Daly City, CA 94015



Date Filed: March 21, 2022

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 22-021

I / We, **Courtney Lui**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2021/12/08/3982** by the **Department of Building Inspection** which was issued or became effective on: **March 7, 2022**, to: **Lawrence Woo**, for the property located at: **217 15th Avenue**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **April 28, 2022, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org and lcw888@hotmail.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 12, 2022, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org and milanran@gmail.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, May 18, 2022, 5:00 p.m., in Room 416 of SF City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal

Appellant or Agent:

Signature: Via Email

Print Name: Courtney Lui, appellant

City and County of San Francisco

Board of Appeals

PRELIMINARY STATEMENT OF APPEAL

March 21, 2022

Re: Appeal of Issuance of Permit No. 202112083982 by the Department of Building Inspection (DBI) which was issued or became effective on: March 7, 2022 to: Lawrence Woo (c/o Authorized Agent: Jack Yu), for the property located at: 217 15th Ave. San Francisco 94118

I am a tenant in a three-story, four-unit apartment building in the Richmond District. All four units are one-bedroom units. Two units are currently vacant. Last November a new landlord purchased the building, and immediately informed me and my neighbor that he plans to remodel the two vacant units by converting the existing kitchens into second bedrooms. I am informed and believe that the kitchens cannot be used as “sleeping rooms” because they do not have the “emergency escapes” that are mandated by the fire and emergency exit requirements of the SF Building Code. I believe my new landlord is trying to circumvent the SF Building Code by misrepresenting his remodeling plans to DBI and SF Planning. His architectural plans claim that he will convert the existing kitchens to “study rooms,” which presumably are not used for sleeping, when in fact he has admitted in writing that he plans to rent the converted kitchens as “sleeping rooms.” I’m gravely concerned that if my landlord is allowed to go through with the kitchen conversions (allegedly into “study rooms”), he will in reality rent the converted kitchens as “sleeping rooms.” This would not only violate the SF Building Code, but would also create a fire trap and safety hazard for everyone in the building, as someone can potentially get injured or killed in a fire or other emergency when there is a lack of code-compliant escape exits.

Respectfully submitted: Courtney Lui, 217 15 Ave. #4, San Francisco CA 94118

Permit Details Report

Report Date: 3/16/2022 10:14:46 AM

Application Number: 202112083982
 Form Number: 8
 Address(es): 1418 / 002 / 1 217 15TH AV
 Description: 1) RECONFIGURE EXTG KITCHEN. 2)CONVERT EXTG KITCHEN TO A STUDY ROOM. 3)IN KIND TO REMODEL EXTG BATHROOM. 6) REPLACE 2 WINDOWS LOCATE AT LIVING ROOM AND EXTG BEDROOM.
 Cost: \$45,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/8/2021	TRIAGE	
12/8/2021	FILING	
12/8/2021	FILED	
3/7/2022	APPROVED	
3/7/2022	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
 Name: 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	HIS	12/8/21	12/8/21			12/8/21	COUNTER1	
2	INTAKE	12/8/21	12/8/21			12/8/21	SHAWL HAREGGEWAIN	
3	INTAKE	2/17/22	2/17/22			2/17/22	LEE ERIC	Added sheet A-2.
4	CP-ZOC	1/28/22	1/28/22			1/28/22	WESTOFF ALEX	Replace 2 street facing casement windows with aluminum framed to match existing in-kind.
5	CP-ZOC	3/7/22	3/7/22			3/7/22	KLINE HEIDI	Route back to Planning for 10-day BBN. BBN begins 2/22/22 and ends 3/4/22.
5	BLDG	2/17/22	2/17/22			2/17/22	CHAN PHILIP	OTC approved. 2/17/2022
6	MECH	2/17/22	2/17/22			2/17/22	ORTEGA REYNALDO	Approved OTC, plans back to customer for SFFD review
7	SFFD	2/18/22	2/18/22			2/18/22	LA EACE ROBERT	Approved.
8	SFPUC	2/17/22	2/17/22			2/17/22	GARCIA JOBEL	Project approved. OTC - Capacity Charge not applicable. Not enough additional fixtures. Returned to Applicant - 2/17/22.
9	CPB	3/7/22	3/7/22			3/7/22	BROWN SHARAE	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

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BRIEF(S) SUBMITTED BY APPELLANT(S)

CITY AND COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

C. LUI,

Appellant,

DEPARTMENT OF BUILDING
INSPECTION,

Respondent.

Appeal No. 22-021

APPELLANT’S BRIEF

Permit No. 2021/12/08/3982

Hearing: May 18, 2022
Time: 5:00 p.m.

SUMMARY OF APPEAL

Appellant requests that the Board of Appeals (Board) either revoke or place conditions on Alteration Permit No. 2021/12/08/3982, issued on March 7, 2022, for the following reasons:

(1) The permit holder was attempting to circumvent the emergency exit requirements of CA Building Code section 1030.1 (Section 1030.1) by misrepresenting his remodeling plans to the San Francisco Planning Department (SF Planning) and the Department of Building Inspection (DBI).

(2) The permit holder’s architectural plans falsely claim that he will convert existing kitchens in two vacant rental units into “study rooms,” when in reality the permit holder has admitted in writing that his true intention is to convert the kitchens into “sleeping rooms.”

(3) The kitchens may not be converted into “sleeping rooms” because their configurations do not meet the “emergency escape and rescue” requirements of Section 1030.1. A fire trap and safety hazard will be created if anyone is allowed to sleep in the kitchens.

(4) The kitchens may arguably be converted into “study rooms” because presumably a “study room” will not be used as a sleeping quarter, and thus this type of conversion would meet the emergency exit requirements of Section 1030.1. Therefore, by falsely claiming that he planned to convert the kitchens into “study rooms” rather than “bedrooms,” the permit holder deceived and tricked DBI into issuing him Alteration Permit No. 2021/12/08/3982.

1 After this appeal was filed on March 21, 2022, the permit holder, who was the owner of the
2 building at issue, decided to sell the building. The building was sold on April 19, 2022.
3 However, the sale of the building does not resolve this appeal or render it moot. The permit is
4 still valid, and a risk continues that the current owner or any subsequent owner might attempt to
5 use this permit to convert the kitchens and illegally rent them as sleeping rooms.

6 **BACKGROUND**

7 **I. DESCRIPTION OF PROPERTY**

8 Appellant is a tenant in a three-story, four-unit apartment building. All four units are one-
9 bedroom units, and all four kitchens have windows and doors that face each other in an inner
10 patio (inside the building), which is covered on the roof with a translucent panel. (See Exhibit A,
11 on Pages 1-5 of Exhibits.) Two of the units, 1 and 3, have been vacant for approximately one
12 year. In November 2021, a new landlord, *i.e.* the permit holder, purchased the building, and
13 immediately informed Appellant and her remaining neighbor that he planned to remodel the two
14 vacant units (Units 1 and 3) by converting the kitchens into second bedrooms, presumably so that
15 he can make more money by charging more rent.

16 **II. THE PERMIT HOLDER’S TRUE REMODELING INTENTIONS**

17 The permit holder has admitted in writing that his true intention is to convert the kitchens
18 into sleeping rooms. After DBI issued the permit on March 7, 2022, the permit holder admitted
19 in an email dated March 11, 2022 to Appellant as follows: “[M]y intention to reconfigure the
20 kitchen is for sole purpose to convert it into sleeping quarter.” (See Exhibit B, at Page 9 of
21 Exhibits.)

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ARGUMENT

I. THE KITCHENS MAY NOT BE CONVERTED TO USE AS SLEEPING ROOMS BECAUSE THEY DO NOT COMPLY WITH CA BUILDING CODE SECTION 1030.1

A. Building Code Section 1030.1 Requires Emergency Escapes for Sleeping Rooms

California Building Code section 1030.1 mandates in relevant part that:

“Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this section. ... Such openings shall open directly into a public way or to a yard or court that opens to a public way.”

(Emphases added; Cal Code Regs. Tit. 24, section 1030.1 (2021)) (See Exhibit C at Page 13 of Exhibit.)

Section 202 of the Building Code defines “public way,” “yard,” and “court” as follows:

1. A “**court**” is “[a]n open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices. (Cal Code Regs. Tit. 24, section 202 (2021); see Exhibit C at Page 14 of Exhibits.)

2. A “**public way**” is “[a] street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).” (Cal Code Regs. Tit. 24, section 202 (2021); see Exhibit C at Page 15 of Exhibit.)

3. A “**yard**” is “[a]n open space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated.” (Cal Code Regs. Tit. 24, section 202 (2021); see Exhibit C at Page 16 of Exhibit.)

B. The Kitchens in the Building Do Not Comply with the “Emergency Escape” Requirements of Building Code Section 1030.1

As shown by the pictures in Exhibit A, the kitchens in the building do not comply with the “emergency escape” requirements of Section 1030.1 to be used as sleeping rooms, because they do not open directly into a public way or to a yard or court that opens to a public way.

///

1 Rather, the kitchens open to backstairs that lead to the garbage and storage areas which are
2 **inside** the building, and which do not open directly to a public way, or to a yard or court that
3 opens to a public way. (See Exhibit A, Pages 1-8 of Exhibits.)

4 None of the exceptions to section 1030.1 applies here. For example:

- 5 - There is no automatic sprinkler system throughout the building.
- 6 - The kitchen doors open to backstairs in a space that's arguably a "court," but the "court"
7 does not have an "open, uncovered space, unobstructed to the sky" as defined in Building Code
8 section 202. In fact, the space is cover by a translucent panel across the roof so one cannot see
9 the sky when looking up. (See Exhibit A, Page 5 of Exhibits.)

10 **II. THE PERMIT HOLDER SUBMITTED ARCHITECTURAL PLANS TO SF**
11 **PLANNING AND DBI WHICH MISREPRESENTS HIS TRUE INTENTIONS**

12 It is Appellant's opinion that the permit holder, in an attempt to circumvent the above code
13 requirement, submitted a permit application and architectural plans to SF Planning and DBI
14 which misrepresent his conversion plans. The permit holder falsely claimed that he planned to
15 convert the kitchens to "study rooms," rather than "bedrooms" which is his true intention.
16 Appellant believes the permit holder made this misrepresentation because "study rooms" would
17 comply with the "emergency escape" requirements of Section 1030.1, since presumably no one
18 will sleep in a "study room."

19 The permit records show that this misrepresentation was deliberate. When the permit
20 holder initially submitted his permit application on December 8, 2021, he indicated his true
21 intention of converting the kitchens into sleeping rooms, by stating that he planned to:
22 "CONVERT EXTG KITCHEN TO A NEW BEDROOM." (See Exhibit D, at Page 17 of
23 Exhibits.)

24 However, at some point thereafter, the permit holder apparently realized the illegality of
25 converting the kitchens into sleeping rooms, and he deliberately changed his permit application to
26 falsely claim that the kitchens would be converted to "study rooms." By the time DBI issued the
27 permit, the permit holder had changed the description on his permit application to: "CONVERT
28

1 EXTG KITCHEN TO A STUDY ROOM.” (See Exhibit E at Page 20 of Exhibits.) The permit
2 holder also submitted architectural plans that falsely indicated the kitchens would be converted to
3 “study rooms,” even though the permit holder’s true intention all along was to convert the
4 kitchens into sleeping rooms. (See Exhibit F at Page 23 of Exhibits.)

5 After the permit was issued, the permit holder claimed in an email to Appellant that he is
6 allowed to use “study rooms” for sleeping, and that the reason he wrote “study room” on his
7 architectural plans, and not “bedroom,” is because the “city does not allow it to be identify [sic]
8 as “bedroom” due to window facing lightwell, not because of fire hazard.” (See Exhibit B at
9 Page 9 of Exhibits.) Yet if the kitchens can legitimately be converted to use as sleeping rooms,
10 then the permit holder should have had no problem using the word “bedroom” on his permit
11 application and architectural plans.

12 **III. THE RECENT SALE OF THE BUILDING DOES NOT RESOLVE THIS APPEAL** 13 **OR RENDER IT MOOT**

14 After the permit was issued on March 7, 2022, Appellant informed the permit holder that it
15 would be a violation of the Building Code to use the converted kitchens as sleeping rooms,
16 regardless of what he calls the converted kitchens. On March 14, 2022, Appellant gave the
17 permit holder a courtesy notice that she would be appealing the issuance of the permit. At some
18 point, the permit holder decided to sell the building. On March 21, 2022, Appellant filed this
19 appeal. On the same day (March 21), the permit holder listed the building for sale. (See Exhibit
20 G at Page 26 of Exhibits.)

21 The building was sold on April 19, 2022. (*Ibid.*) However, the sale of the building does
22 not resolve this appeal or render it moot. The permit is still valid, and a risk continues that the
23 current owner or any subsequent owner might attempt to use this permit to convert the kitchens
24 and illegally rent them as sleeping rooms.

25 DBI staff has informed Appellant that:

- 26 - the permit is valid for 360 days from its date of issuance on March 7, 2022, specifically
27 to March 2, 2023;

- 1 - the expiration date of March 2, 2023 is not tolled by the current suspension of the
- 2 permit due to this appeal;
- 3 - the permit attaches to the property, not the property owner, so any subsequent owner of
- 4 the building can use the permit until it expires on March 2, 2023.

5 **IV. APPELLANT IS VERY CONCERNED THAT A FIRE TRAP AND SAFETY**
6 **HAZARD WILL BE CREATED IF THE KITCHENS ARE CONVERTED AND**
7 **USED AS SLEEPING ROOMS**

8 If the permit is not revoked, then the current owner and any subsequent owner might
9 convert the kitchens and illegally rent them as second bedrooms. If that happens, then a fire and
10 safety hazard would be created for all occupants in the building. Appellant is extremely
11 concerned that someone, including herself, can get injured or killed in a fire or other emergency.

12 **CONCLUSION**

13 **THE PERMIT SHOULD BE REVOKED BECAUSE IT WAS OBTAINED**
14 **THROUGH DISHONESTY AND MISREPRESENTATIONS**

15 The Board should revoke this permit because it was obtained through deliberate
16 misrepresentations meant to deceive DBI. Had the permit holder been honest in revealing his true
17 intentions, as he was required to do, then DBI would not have issued the permit since the plans
18 would clearly violate Building Code section 1030.1.

19 Alternatively, if the Board is inclined to let the permit remain valid, then at the very least it
20 should place conditions upon its use. Specifically, the permit should limit the conversion of the
21 kitchens to be used only as “study rooms,” and prohibit them from being used as “sleeping
22 rooms.”

23 Dated: April 28, 2022

Respectfully submitted,

24 

25 C. Lui
26 APPELLANT

CITY AND COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

<p>C. LUI,</p> <p style="text-align: right;">Appellant,</p> <p>DEPARTMENT OF BUILDING INSPECTION,</p> <p style="text-align: right;">Respondent.</p>	<p>Appeal No. 22-021</p> <p>EXHIBIT LIST</p> <p>Permit No. 2021/12/08/3982</p> <p>Hearing: May 18, 2022 Time: 5:00 p.m.</p>
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EXHIBIT	DESCRIPTION	PAGE
A	Photographs of Property	1-8
B	Email between Appellant and Permit Holder	9-12
C	CA Building Code sections 202 and 1030.1	13-16
D	Permit Application Dated December 9, 2021	17-19
E	Permit Application Dated March 16, 2022	20-21
F	Architectural Plans	22-24
G	Real Estate Listing Showing Building Listed and Sold	25-26



Unit 3 Kitchen

Unit 4 Kitchen

Unit 2 Kitchen

Unit 1 Kitchen

EXHIBIT A

Unit 3 Kitchen

Unit 4 Kitchen

Apartment Building Next Door

Unit 1 Kitchen

Unit 2 Kitchen



Unit 3 Kitchen

Unit 1 Kitchen



Unit 4 Kitchen

Unit 2 Kitchen



Panel Across Roof

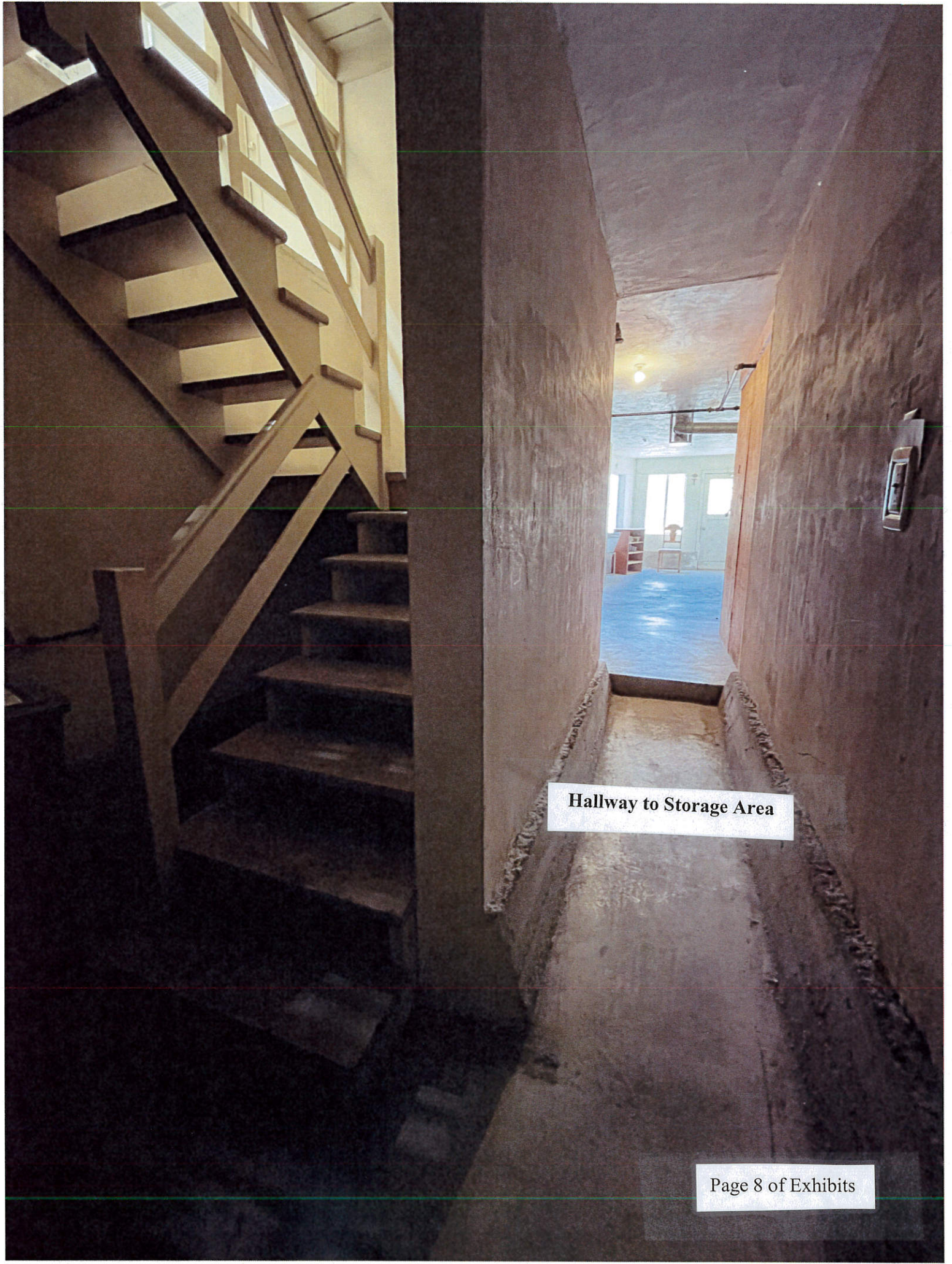
Unit 3 Kitchen

Page 5 of Exhibits

Unit 1 Kitchen







Hallway to Storage Area

From: Lawrence woo [REDACTED] >
Date: Fri, Mar 11, 2022 at 2:12 PM
Subject: Re: Building safety
To: Courtney Lui <[REDACTED]>
Cc: [REDACTED]

courtney,

my intention to reconfigure the kitchen is for sole purpose to convert it into sleeping quarter. although city does not allow it to be identify as "bedroom" due to window facing lightwell, not because of fire hazard. it does not restrict it as sleeping quarter, because alot of people does sleep in their den or study room. all the suggested improvements r to upgrade the property for everyone's enjoyment, n none of the renovation will involve the occupied units. (besides change of windows)

i assume you have reviewed the submitted architectural drawings. but if you have any objection or concern of the potential use as sleeping quarter by the prospective tenant, i prefer to address now before any work to begin.

Lawrence Woo

Broker

nmls#234595

West Coast Financial

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Courtney Lui [REDACTED]
Sent: Friday, March 11, 2022 9:02 PM
To: Lawrence woo <[REDACTED]>
Cc: [REDACTED]
Subject: Re: Building safety

Lawrence:

Thank you for being open to hearing our concerns. I do have the following concern.

I've reviewed your project plans which were provided to me by SF Planning. I'm glad to see that your plans are to convert the kitchens in the vacant units to study rooms, and not bedrooms as you had previously told me and Margaret. It appears that you and your planner are aware that the kitchens, as currently configured, are prohibited from being used as sleeping rooms, because they do not comply with the fire exit requirements mandated by the SF Building Code.

Therefore, once your remodeling is completed, I trust that you will continue to ensure compliance with the Building Code, and not allow the converted study rooms to be used for sleeping. I am very concerned that anyone sleeping in the converted study rooms will create a fire and safety hazard for everyone in the building. I know that you take your duties as a landlord very seriously, and would not do anything to endanger the occupants of your properties, which is why I'm bringing this matter to your attention now.

Thank you for your consideration.

Best regards,

Courtney

On Fri, Mar 11, 2022 at 10:07 AM Lawrence woo [REDACTED] wrote:

should any of you ladies has any concern during the renovation process, please email or call. i intent to upgrade the following to the building for the whole project

reconfigure unit 1 n 3

install of iron front gate w electronic buzzer

replace both garage door

replace all windows n paint interior n exterior of building

roof replacement w commercial skylight

install motion sensor lights to replace current timer (so there will be lights during day n night per motion)

install hardwood floor in hallway of both floors

install laundry facility in the utility room

install security camera, front, back, n both hallway

repave back lot w new cement (this might be optional)

Lawrence Woo

Broker

nmls#234595

West Coast Financial

[REDACTED]

[REDACTED]

[REDACTED] 297-1966

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] lau <[REDACTED]>

Sent: Friday, March 11, 2022 6:33 AM

To: Lawrence Woo [REDACTED]

Cc: Courtney Lui [REDACTED]

Subject: Building safety

> Hi Lawrence,

>

> I notice you and/or your crew have come to the building more frequently the last few days. As I dumped my garbage tonight, I noticed the back door in the storage area wasn't locked properly. The lock should be in horizontal position so nobody can come into the building from the outside.

>

> With the crime rate rising in every neighborhood, it is crucial to keep all the doors locked at all times. Courtney and I check the doors regularly to assure the safety of the building and of ourselves.

>

> Please advise your crew to check and confirm that all the doors are locked before they exit the building. I'm sure the incident today was inadvertent, and that you and your crew would not intentionally jeopardize our safety. We thank you in advance for taking this necessary security measure. We would also like to request the courtesy of being notified when your crew will come by with or without your company so we won't be alarmed when we hear noises in the building. Since we both work from home, we are extra cautious of our surroundings. I'm sure you can understand our need to protect ourselves.

>

> Thank you for looking into our concerns.

>

> M [REDACTED]

Sent from my iPad

1029.17.2 Cross aisles. Cross aisles located more than 30 inches (762 mm) above the floor or grade below shall have guards in accordance with Section 1015.

Where an elevation change of 30 inches (762 mm) or less occurs between a cross aisle and the adjacent floor or grade below, guards not less than 26 inches (660 mm) above the aisle floor shall be provided.

Exception: Where the backs of seats on the front of the cross aisle project 24 inches (610 mm) or more above the adjacent floor of the aisle, a guard need not be provided.

1029.17.3 Sightline-constrained guard heights. Unless subject to the requirements of Section 1029.17.4, a fascia or railing system in accordance with the guard requirements of Section 1015 and having a minimum height of 26 inches (660 mm) shall be provided where the floor or foot-board elevation is more than 30 inches (762 mm) above the floor or grade below and the fascia or railing would otherwise interfere with the sightlines of immediately adjacent seating.

1029.17.4 Guards at the end of aisles. A fascia or railing system complying with the guard requirements of Section 1015 shall be provided for the full width of the aisle where the foot of the aisle is more than 30 inches (762 mm) above the floor or grade below. The fascia or railing shall be not less than 36 inches (914 mm) high and shall provide not less than 42 inches (1067 mm) measured diagonally between the top of the rail and the nosing of the nearest tread.

**SECTION 1030
EMERGENCY ESCAPE AND RESCUE**

1030.1 General. In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in *Group R* occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

1. In *Groups R-1* and *R-2* occupancies constructed of *Type I*, *Type IIA*, *Type IIIA* or *Type IV* construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
2. *Group R-2.1* occupancies meeting the requirements for delayed egress in accordance with Section 1010.1.9.8 may have operable windows that are breakable in sleeping rooms permanently restricted to a maximum of 4-inch open position.

3. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
4. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
5. Basements without habitable spaces and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have emergency escape and rescue openings.
6. Within individual dwelling and sleeping units in *Groups R-2* and *R-3*, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
 - 6.1. One means of egress and one emergency escape and rescue opening.
 - 6.2. Two means of egress.
7. In *Group R-2.2* occupancies a certified fire escape is acceptable as a secondary means of egress for existing buildings for this section of the code.

1030.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings and any exit doors shall be maintained free of any obstructions other than those allowed by this section and shall be operational from inside the room without the use of keys or tools. Window-opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening. The release mechanism shall be maintained operable at all times.

Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction.

Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of Part 2.

Exception: *Group R-1* occupancies provided with a monitored fire sprinkler system in accordance with Section 903.2.8 and designed in accordance with NFPA 13 may have operable windows permanently restricted to a maximum 4-inch (102 mm) open position.

1030.2 Minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).

DEFINITIONS

CORRECTIONAL NURSING FACILITIES. *Facilities that provide care, including both intermediate care facilities and skilled nursing facilities, where any of the persons are incapable of self-preservation or classified as non-ambulatory or bedridden within a detention facility such as a prison or jail.*

CORRECTIONAL TREATMENT CENTERS. *Facilities that provide emergency and acute care and treatment for medical, psychiatric, obstetrical, or surgical treatment of care recipients that are incapable of self-preservation within a detention facility such as a prison or jail.*

[BE] CORRIDOR. An enclosed exit access component that defines and provides a path of egress travel.

CORRIDOR, OPEN-ENDED. See “Open-ended corridor.”

[BF] CORRIDOR DAMPER. A listed device intended for use where air ducts penetrate or terminate at horizontal openings in the ceilings of fire-resistance-rated corridors, where the corridor ceiling is permitted to be constructed as required for the corridor walls.

[BS] CORROSION RESISTANCE. The ability of a material to withstand deterioration of its surface or its properties when exposed to its environment.

CORROSION RESISTANT. *Capable of maintaining original surface characteristics under the prolonged influence of the use environment.*

[F] CORROSIVE. A chemical that causes visible destruction of, or irreversible alterations in, living tissue by chemical action at the point of contact. A chemical shall be considered corrosive if, when tested on the intact skin of albino rabbits by the method described in DOTn 49 CFR, Part 173.137, such chemical destroys or changes irreversibly the structure of the tissue at the point of contact following an exposure period of 4 hours. This term does not refer to action on inanimate surfaces.

[BG] COURT. An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.

COURTHOUSE HOLDING FACILITY [SFM]. *A room, cell, cell complex or building for the confinement of persons for the purpose of a court appearance for a period not to exceed 12 hours.*

COURTROOM DOCK. *An area within a courtroom where persons may be restrained and are awaiting court proceedings.*

[BG] COVERED MALL BUILDING. A single building enclosing a number of tenants and occupants, such as retail stores, drinking and dining establishments, entertainment and amusement facilities, passenger transportation terminals, offices and other similar uses wherein two or more tenants have a main entrance into one or more malls. Anchor buildings shall not be considered as a part of the covered mall building. The term “covered mall building” shall include open mall buildings as defined below.

Mall. A roofed or covered common pedestrian area within a covered mall building that serves as access for two or more tenants and not to exceed three levels that are open to each other. The term “mall” shall include open malls as defined below.

Open mall. An unroofed common pedestrian way serving a number of tenants not exceeding three levels. Circulation at levels above grade shall be permitted to include open exterior balconies leading to exits discharging at grade.

Open mall building. Several structures housing a number of tenants, such as retail stores, drinking and dining establishments, entertainment and amusement facilities, offices, and other similar uses, wherein two or more tenants have a main entrance into one or more open malls. Anchor buildings are not considered as a part of the open mall building.

COVERED MULTIFAMILY DWELLINGS. [HCD 1-AC] *“Covered multifamily dwellings” means either of the following:*

- 1. Buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the buildings have at least one elevator.*
- 2. The ground floor dwelling units in buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the building does not have an elevator.*

Covered multifamily dwellings include dwellings listed in Section 1102A.1. For purposes of this definition, dwelling units within a single structure separated by firewalls do not constitute separate buildings.

[BS] CRIPPLE WALL. A framed stud wall extending from the top of the foundation to the underside of floor framing for the lowest occupied floor level.

[F] CRITICAL CIRCUIT. A circuit that requires continuous operation to ensure safety of the structure and occupants.

[BS] CROSS-LAMINATED TIMBER. A prefabricated engineered wood product consisting of not less than three layers of solid-sawn lumber or structural composite lumber where the adjacent layers are cross oriented and bonded with structural adhesive to form a solid wood element.

CROSS SLOPE. *The slope that is perpendicular to the direction of travel.*

[F] CRYOGENIC FLUID. A liquid having a boiling point lower than -150°F (-101°C) at 14.7 pounds per square inch atmosphere (psia) (an absolute pressure of 101 kPa).

CURB CUT. *An interruption of a curb at a pedestrian way, which separates surfaces that are substantially at the same elevation.*

CURB RAMP. *A sloping prepared surface, intended for pedestrian traffic, which provides access between a walk or sidewalk and a surface located above or below an adjacent curb face.* ||

[BG] CUSTODIAL CARE. Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who have the ability to respond to emergency situations and evacuate at a slower rate and/or who have mental and psychiatric complications.

CUSTODY STATION. *A desk or platform staffed by one or more custody officers whose purpose is to supervise those in custody.*

PRIMARY ENTRY LEVEL. [HCD 1-AC] *The floor or level of the building on which the primary entry is located.*

[BG] PRIMARY STRUCTURAL FRAME. The primary structural frame shall include all of the following structural members:

1. The columns.
2. Structural members having direct connections to the columns, including girders, beams, trusses and spandrels.
3. Members of the floor construction and roof construction having direct connections to the columns.
4. Bracing members that are essential to the vertical stability of the primary structural frame under gravity loading shall be considered part of the primary structural frame whether or not the bracing member carries gravity loads.

PRIVATE BUILDING OR FACILITY. [DSA-AC] *A place of public accommodation or a commercial building or facility subject to Chapter 1, Section 1.9.1.2.*

[BG] PRIVATE GARAGE. A building or portion of a building in which motor vehicles used by the owner or tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

PRIVATE POOL. *Any constructed pool, permanent or portable, that is intended for noncommercial use as a swimming pool by not more than three owner families and their guests.*

Note: *A single-family residence is a Group R, Division 3 occupancy.*

PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER. [DSA-AC] *A location where a person or entity, regulated by the State to provide professional services related to the physical or mental health of an individual, makes such services available to the public. The facility housing the professional office of a health care provider only includes floor levels housing at least one health care provider, or any floor level designed or intended for use by at least one health care provider.*

PROJECT INSPECTOR. [DSA-SS, DSA-SS/CC] *The person approved to provide inspection in accordance with the California Administrative Code, Section 4-333(b). The term “project inspector” is synonymous with “inspector of record.”*

[BG] PROSCENIUM WALL. The wall that separates the stage from the auditorium or assembly seating area.

PROTECTIVE SOCIAL CARE FACILITY. [SFM] *A facility housing persons, who are referred, placed or caused to be placed in the facility, by any governmental agency and for whom the services, or a portion thereof, are paid for by any governmental agency. These occupancies shall include, but are not limited to, those commonly referred to as “assisted living facilities,” “social rehabilitation facilities,” “certified family care homes,” “out-of-home placement facilities,” and “halfway houses.”*

PSYCHIATRIC HOSPITALS. See “Hospitals.”

PUBLIC BUILDING OR FACILITY. [DSA-AC] *A building or facility or portion of a building or facility designed, con-*

structed, or altered by, on behalf of, or for the use of a public entity subject to Chapter 1, Section 1.9.1.1.

PUBLIC ENTITY. *Any state or local government; any department, agency, special-purpose district, or other instrumentality of a state or local government.*

[BE] PUBLIC ENTRANCE. An entrance that is not a service entrance or a restricted entrance.

PUBLIC HOUSING. [DSA-AC & HCD 1-AC] *Housing facilities constructed or altered by, for, or on behalf of a public entity, or constructed or altered as part of a public entity’s program to provide housing pursuant to United States Code of Federal Regulations, 28 CFR Part 35, Section 35.102(a), including but not limited to the following:*

1. *One- or two-family dwelling units or congregate residences;*
2. *Buildings or complexes with three or more residential dwelling units;*
3. *Homeless shelters, group homes, halfway houses and similar social service establishments;*
4. *Transient lodging, such as hotels, motels, hostels and other facilities providing accommodations of a short-term nature of not more than 30 days duration;*
5. *Housing at a place of education, such as housing on or serving a public school, public college or public university.*

Note: *A public entity’s program to provide housing may include but is not limited to: the allocation of local, state, or federal financial assistance, Community Development Block Grants, Low Income Housing Tax Credits, the California Multifamily Housing Program, loan agreements and housing bonds. Examples that are not considered a public entity’s program to provide housing may include but are not limited to: density bonuses, the receipt of public funds for the installation of energy efficiency features, seismic strengthening, water conservation and fire safety features. For additional information see “Guide to Public Housing Regulated in Chapter 11B of the California Building Code” and the “California Access Compliance Advisory Reference Manual” available on the Division of the State Architect’s website.*

PUBLIC POOL. *A pool other than a private pool.*

PUBLIC USE. [DSA-AC] *Interior or exterior rooms, spaces or elements that are made available to the public. Public use may be provided at a building or facility that is privately or publicly owned. Private interior or exterior rooms, spaces or elements associated with a residential dwelling unit provided by a public housing program or in a public housing facility are not public use areas and shall not be required to be made available to the public.*

[A] PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

PUBLIC-USE AREAS. *Interior or exterior rooms or spaces of a building or facility that are made available to the general*

DEFINITIONS

Oriented strand board (OSB). A mat-formed wood structural panel comprised of thin rectangular wood strands arranged in cross-aligned layers with surface layers normally arranged in the long panel direction and bonded with waterproof adhesive.

Plywood. A wood structural panel comprised of plies of wood veneer arranged in cross-aligned layers. The plies are bonded with waterproof adhesive that cures on application of heat and pressure.

WORK AREA EQUIPMENT. [DSA-AC] *Any machine, instrument, engine, motor, pump, conveyor, or other apparatus used to perform work. As used in this document, this term shall apply only to equipment that is permanently installed or built-in in employee work areas. Work area equipment does not include passenger elevators and other accessible means of vertical transportation.*

[F] WORKSTATION. A defined space or an independent principal piece of equipment using HPM within a fabrication area where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

[DSA-AC] *An area defined by equipment and/or work surfaces intended for use by employees only, and generally for one or a small number of employees at a time. Examples include ticket booths; the employee side of grocery store check stands; the bartender area behind a bar; the employee side of snack bars, sales counters and public counters; guardhouses; toll booths; kiosk vending stands; lifeguard stations; maintenance equipment closets; counter and equipment areas in restaurant kitchens; file rooms; storage areas; etc.*

[BS] WYTHER. Each continuous, vertical section of a wall, one masonry unit in thickness.

[BG] YARD. An open space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated.

[F] ZONE. A defined area within the protected premises. A zone can define an area from which a signal can be received, an area to which a signal can be sent or an area in which a form of control can be executed.

[F] ZONE, NOTIFICATION. An area within a building or facility covered by notification appliances which are activated simultaneously.

Permit Details Report

Report Date:

12/9/2021 2:25:13 PM

Application Number: 202112083982
 Form Number: 8
 Address(es): 1418 / 002 / 1 217 15TH AV

Description: 1) RECONFIGURE EXTG KITCHEN. 2) CONVERT EXTG KITCHEN TO A NEW BEDROOM. 3) IN KIND TO REMODEL EXTG BATHROOM. 6) REPLACE 2 WINDOWS LOCATE AT LIVING ROOM AND EXTG BEDROOM.

Cost: \$45,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/8/2021	TRIAL	
12/8/2021	FILING	
12/8/2021	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	HIS	12/8/21	12/8/21			12/8/21	COUNTER1	628-652-3700	
2	INTAKE	12/8/21	12/8/21			12/8/21	SHAWL HAREGGEWAIN	415-999-9999	
3	CP-ZOC							628-652-7300	
4	BLDG							628-652-3780	
5	MECH							628-652-3780	
6	SFFD							628-652-3472	
7	SFPUC							628-652-6040	
8	CPB							628-652-3240	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies
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Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 202112083982

	Firm Name▼	Agent Name	Role	From	To
Info		JACK YU	AUTHORIZED AGENT-OTHERS	12/8/2021	
1					

[Online Permit and Complaint Tracking](#) home page.

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Permit Details Report

Report Date: 3/16/2022 10:14:46 AM

Application Number: 202112083982
 Form Number: 8
 Address(es): 1418 / 002 / 1 217 15TH AV
 Description: 1) RECONFIGURE EXTG KITCHEN. 2)CONVERT EXTG KITCHEN TO A STUDY ROOM. 3)IN KIND TO REMODEL EXTG BATHROOM. 6) REPLACE 2 WINDOWS LOCATE AT LIVING ROOM AND EXTG BEDROOM.
 Cost: \$45,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/8/2021	TRIAGE	
12/8/2021	FILING	
12/8/2021	FILED	
3/7/2022	APPROVED	
3/7/2022	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
 Name: 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	HIS	12/8/21	12/8/21			12/8/21	COUNTER1	
2	INTAKE	12/8/21	12/8/21			12/8/21	SHAWL HAREGGEWAIN	
3	INTAKE	2/17/22	2/17/22			2/17/22	LEE ERIC	Added sheet A-2.
4	CP-ZOC	1/28/22	1/28/22			1/28/22	WESTOFF ALEX	Replace 2 street facing casement windows with aluminum framed to match existing in-kind.
5	CP-ZOC	3/7/22	3/7/22			3/7/22	KLINE HEIDI	Route back to Planning for 10-day BBN. BBN begins 2/22/22 and ends 3/4/22.
5	BLDG	2/17/22	2/17/22			2/17/22	CHAN PHILIP	OTC approved. 2/17/2022
6	MECH	2/17/22	2/17/22			2/17/22	ORTEGA REYNALDO	Approved OTC, plans back to customer for SFFD review
7	SFFD	2/18/22	2/18/22			2/18/22	LA EACE ROBERT	Approved.
8	SFPUC	2/17/22	2/17/22			2/17/22	GARCIA JOBEL	Project approved. OTC - Capacity Charge not applicable. Not enough additional fixtures. Returned to Applicant - 2/17/22.
9	CPB	3/7/22	3/7/22			3/7/22	BROWN SHARAE	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

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[Contact SFGov](#) [Accessibility](#) [Policies](#)
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APPLICABLE CODES, ORDINANCES AND REGULATIONS:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (CEC)
- 2019 CALIFORNIA RETROFIT CODE (CRC)
- 2019 CALIFORNIA GREEN BLDG. CODE (CGBC)

EXISTING PLUMBING FIXTURE NOTES:

PER CALIFORNIA CIVIL CODE ARTICLE 1616 AND CALIFORNIA SECTION 5101, FOR ALL BUILDING ALTERATIONS OR ADDITIONS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE FIXTURE ROOMS THAT DO NOT MEET COMPLIANT FLOW RATE WILL NEED TO BE UPGRADED.

- A. WATER CLOSERS WITH A FLOW RATE IN EXCESS OF 1.25 GPM WILL NEED TO BE REPLACED WITH WATER CLOSERS WITH A MAXIMUM FLOW RATE OF 1.25 GPM.
- B. TRIPPER VALVES WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.5 GPM TRIPPER VALVE.
- C. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 2.5 GPM FOR LA 2.5 GPM PER FIXTURE FAUCETS.

GENERAL NOTES:

1. WORK SHALL COMPLY WITH THE SPECIFIC CODES REFERENCED ON THE DRAWINGS AS WELL AS ALL APPLICABLE BUILDING CODES, LAWS, AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING DRAWINGS AS SUBMITTED AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK, NOTIFY DESIGNER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES.
5. EXISTING CONSTRUCTION NOT SHOWN TO BE DEMOLISHED SHALL BE DEMOLISHED BY DRAWER MARKING THE CORNER OF CONSTRUCTION AT AN ADDITIONAL EXPENSE TO THE OWNER.
6. WORKER REMOVED: CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
7. SUBSTITUTION SHALL BE APPROVED BY THE OWNER AND DESIGNER PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
8. MAINTAIN THE JOB SITE AS A NEAT AND ORDERLY CONDITION DEPOSE OF TRASH, WASTE, AND DEBRIS IN A SAFE AND LEGAL MANNER OFF-SITE.
9. CONTRACTOR SHALL MAINTAIN EGRESS IN WORK AREA AT ALL TIMES.
10. THE DESIGNER AND OWNER ARE NOT RESPONSIBLE FOR SITE SAFETY AS WELL AS NEARBY AND ADJACENT PROPERTY AND CONDITIONS OF THE SITE OR SURROUNDINGS AND ARE NOT INTENDING TO BE REVIEWED OR APPROVED BY THE JOB SITE CONDITIONS.
11. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS TO PREPARE, CLEAN, INSTALL, APPROXIMATE, FOR CONDITION ALL MANUFACTURED MATERIALS, COMPONENTS, AND EQUIPMENT.
12. PREPARE EXISTING AND NEW SUBSTRATES ACCORDINGLY TO ENSURE THAT THE QUALITY OF FINISHES WILL MEET OR EXCEED ACCEPTED INDUSTRY STANDARDS.

SUBJECT DATA:

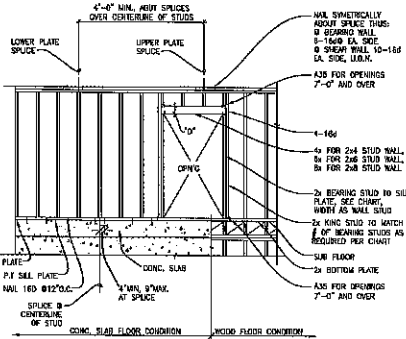
ADDRESS: 237 15TH AVE., S.F., CA 94115
 PROJECT: 150-202
 OCCUPANCY: 5-2 (RESIDENTIAL)
 TYPE OF CONSTRUCTION: 3 (SINGLE FAMILY)
 TYPE OF CONSTRUCTION: 3 (SINGLE FAMILY)

SCOPE OF WORK (SHEET 11 AND 12):

1. RECONSTRUCT 10 KITCHENS
2. CONCEPT AND DESIGN FOR A NEW STUDY ROOM
3. FINISH TO INCLUDE: 10 KITCHENS, 1 STUDY ROOM, 1 BATH, 1 HALL, 1 CLOSET, 1 LAUNDRY
4. REPLACE 2 WINDOWS IN LIVING ROOM AND BEDROOM

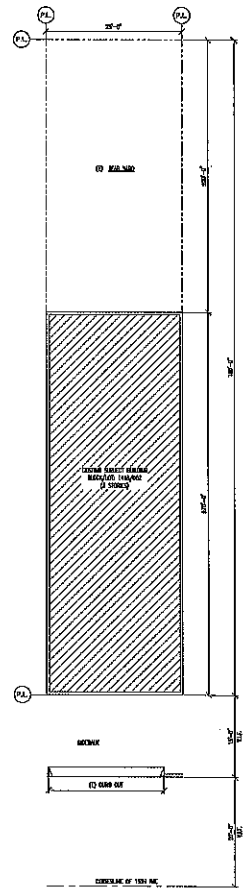
SHEET INDEX:

- A-0 - 10 SITE PLAN, PROJECT DATA, VICINITY MAP & GENERAL NOTES.
- A-1 - 10 AND PROPOSED FLOOR PLAN.
- A-2 - 10 EXISTING FLOOR AND 2ND FLOOR PLAN.



RAVING SPACING	"	MIN.	ADJ. BEARING STUDS
5	4'-0"	6 1/2"	0
4'-0"	5'-0"	7 1/4"	1
4'-0"	5'-6"	8 1/4"	2
4'-0"	6'-0"	9 1/4"	3

2) TYPICAL FRAMING @ OPENING, TOP PLATE SPURCE, ETC.



3) 10 SITE PLAN

1) VICINITY MAP

REVISIONS BY:

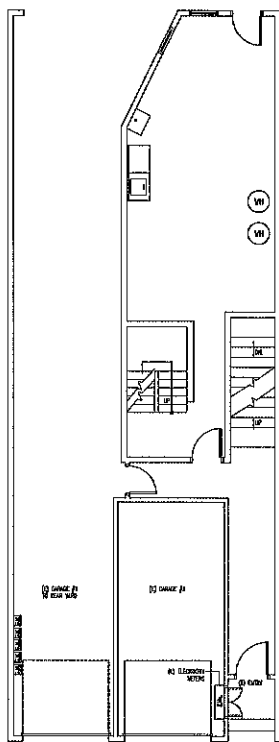
DESIGNER: JACK VO
 1719 42ND AVE.
 SAN FRANCISCO, CA 94122
 TEL: 415-761-8817

PROPERTY OWNER: LAWRENCE AND DIANA
 217 15TH AVE.
 SAN FRANCISCO, CA 94115
 TEL: 415-297-1866

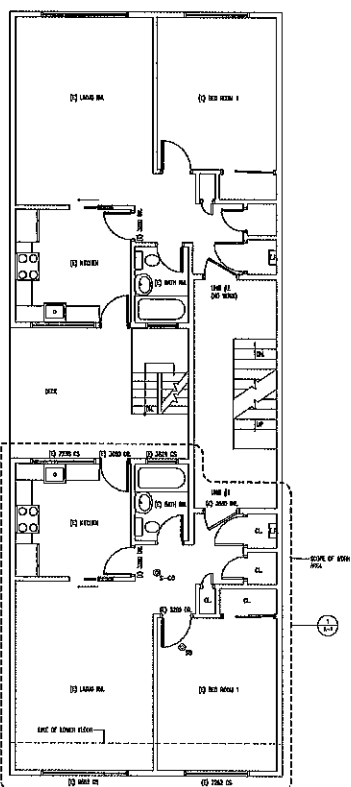
RESIDENCE ALTERATION

SHEET TITLE: GENERAL NOTES, SITE PLAN, PROJECT DATA AND VICINITY MAP

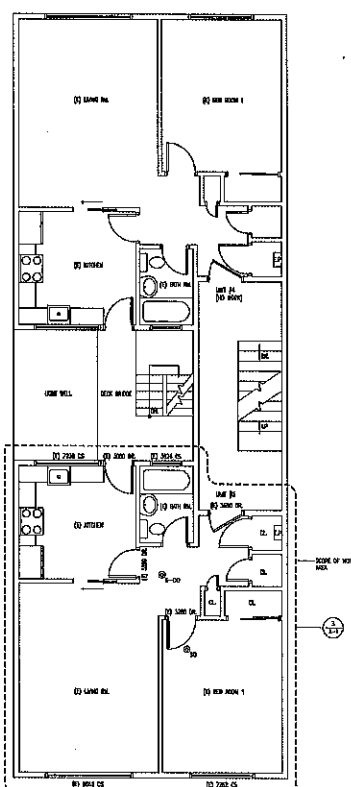
DATE: 12/28/2021
 SCALE: AS SHOWN
 DRAWN BY: A.Y.
 SHEET: A-0



1 EXISTING GROUND FLOOR PLAN (NO UPDATES)



2 EXISTING 2ND FLOOR PLAN



3 EXISTING 3RD FLOOR PLAN

REVISIONS	BY

PROPERTY OWNER:
 LAWRENCE AND DIANA
 217 15TH AVE.
 SAN FRANCISCO, CA 94118
 TEL: 415-287-1896

DESIGNER:
 JACK YU
 1719 42ND AVE
 SAN FRANCISCO, CA 94122
 TEL: 415-268-8817

RESIDENCE ALTERATION
 217 15TH AVE
 SAN FRANCISCO, CA 94118

SHEET TITLE:
 EXISTING GROUND, 2ND AND 3RD
 FLOOR PLANS

DATE:
 12/08/2021

SCALE:
 AS SHOWN

DRAWN BY:
 J. Y.

SHEET:
 A-2
 Page 024 of 026

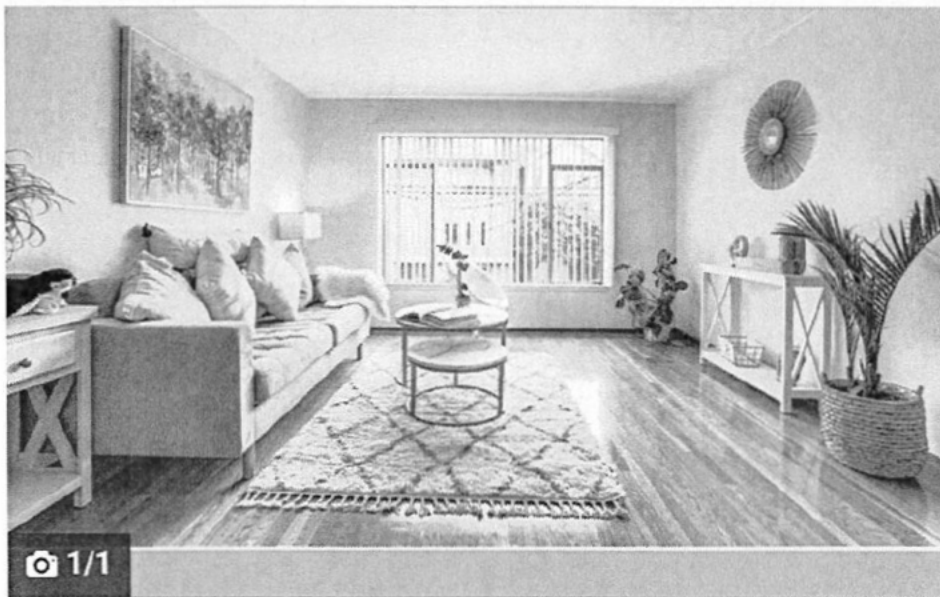
AA

coldwellbankerhomes.com



Sign In

217 15th Ave San Francisco, CA 94118






1/1

\$1,790,000

Sold | Closed | Multi-Family | 1 Car Garage

Updated 1 hour ago



 Save
  Hide
  Share

Map & Location



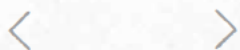
Street View



Property Description



Full Property Details



Get Pre-Approved Today



Schools



Price & Sales History



Date	Details	Price	Change	Source
4/19/2022	Sold	\$1,790,000	2.29%	MLS
3/21/2022	Listed	\$1,750,000	—	MLS

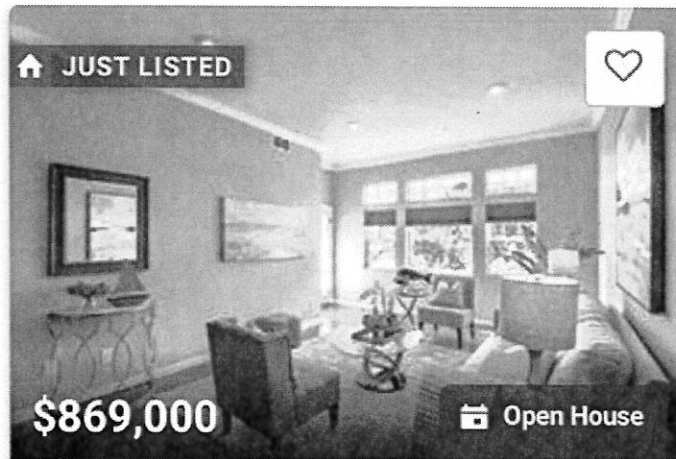
Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Community Info



Just Listed near 217 15th Ave

Showing listing 1 of 24



833 Swallowtail Ct

Brisbane, CA 94005

Condo | Active | Updated 3 days ago

2	2	1,070
Beds	Total Baths	Sq. Ft.



Listed by Corcoran Global Living, Steve Belluomini

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

City and County of San Francisco

Board of Appeal

Re: Appeal no. – 22-021

Permit no. – 2021/1208/3982

Subject address – 217 15th Avenue

To all members of the board;

I am hereby respond to the appeal of permit number 2021/1208/3982, issued on March 7, 2022. I purchased the subject building of 217 15th Ave, on November 15, 2021. The property is 3 stories, 4 units building and all units with identical floor plan as 1 bedroom and 1 bath each. There were two vacant units, 1 and 3, at time of closed escrow, while 2 and 4, were occupied with tenants. I acquired the building as an investment with intention to renovate and upgrade a dated building. The renovation work includes but not limit to installation of new roof, replacement of all existing windows, update electrical circuits, remodel bathrooms and reconfigure the floor plan of the two vacant units. The original proposed plan was to convert the existing kitchen of the vacant unit to a 2nd bedroom, and incorporate a kitchenette to the living room.

I have retained an architect, Mr. Jack Yu, on December 1, 2021, to draft and submit an architectural plan and application to city planning and building dept for the proposed renovation plan. On February 22, 2022, we received notice from city planning dept that a revision was required for the proposed convert bedroom. The revision required the conversion

to be a legal room only, not as bedroom. The architect has made the necessary revision and resubmitted to planning dept for final review. During the final review, planning dept realized a BBN notice was filed by the tenant (appellant) on October 20, 2021, which required the architectural plan and permit be forward for preview. The planning dept complied and routed the plan and permit to tenant on February 22. After the required 10 days period elapsed and no objection to the proposed plan, a start work permit was issued March 7th, 2022.

On March 21st, I received an appeal notice on contest of potential hazard risk on the proposed convert room. Upon review of the initial brief by the appellant, I noticed that she did not disclose a special feature of original design of the building. There are back stairwells, situate right outside the proposed convert room (currently kitchen), design for sole purpose as an emergency exit in case of fire hazard. It allows occupant of the building to descend down to ground floor level with exit to both front and back of the building. The architect, Mr. Yu, has promptly noted this feature on his plan and it was reviewed and acknowledged by all city planning, building, and fire departments.

Copies of the architectural plan which show both configured floor plans and back stairwell are attached here as exhibit A, and color pictures of stairwell are attached here as exhibit B.

The appellant is well aware of this emergency stairwell, since she has been an occupant in the building for the past 10 years. However, she elected not to disclose this feature in her brief, attempt to deceit the appeal board in hope to revoke the approved permit. The fact is the proposed covert room will not post any additional hazard risk than its current use as a kitchen. The convert room will not operate any stove range or multiple appliances as its current

usage as a kitchen. Its existing range and gas line will be capped and removed, with all electrical be upgrade to current building code. The renovation process will be complete by professional contractor, with each phrase be monitor by city inspectors to ensure all safety measures be observe and work be done according to building codes. The proposed plan is to convert existing kitchen to a legal room only. The plan has been reviewed and approved by all city departments prior to issuance of the permit. I asked the board to stay the permit as approved.

Sincerely,

DocuSigned by:
Lawrence Woo
2336E3DFC7B34F6...
Lawrence Woo

415-297-1966





REVISIONS	BY

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PROPERTY OWNER:
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RESIDENCE ALTERATION

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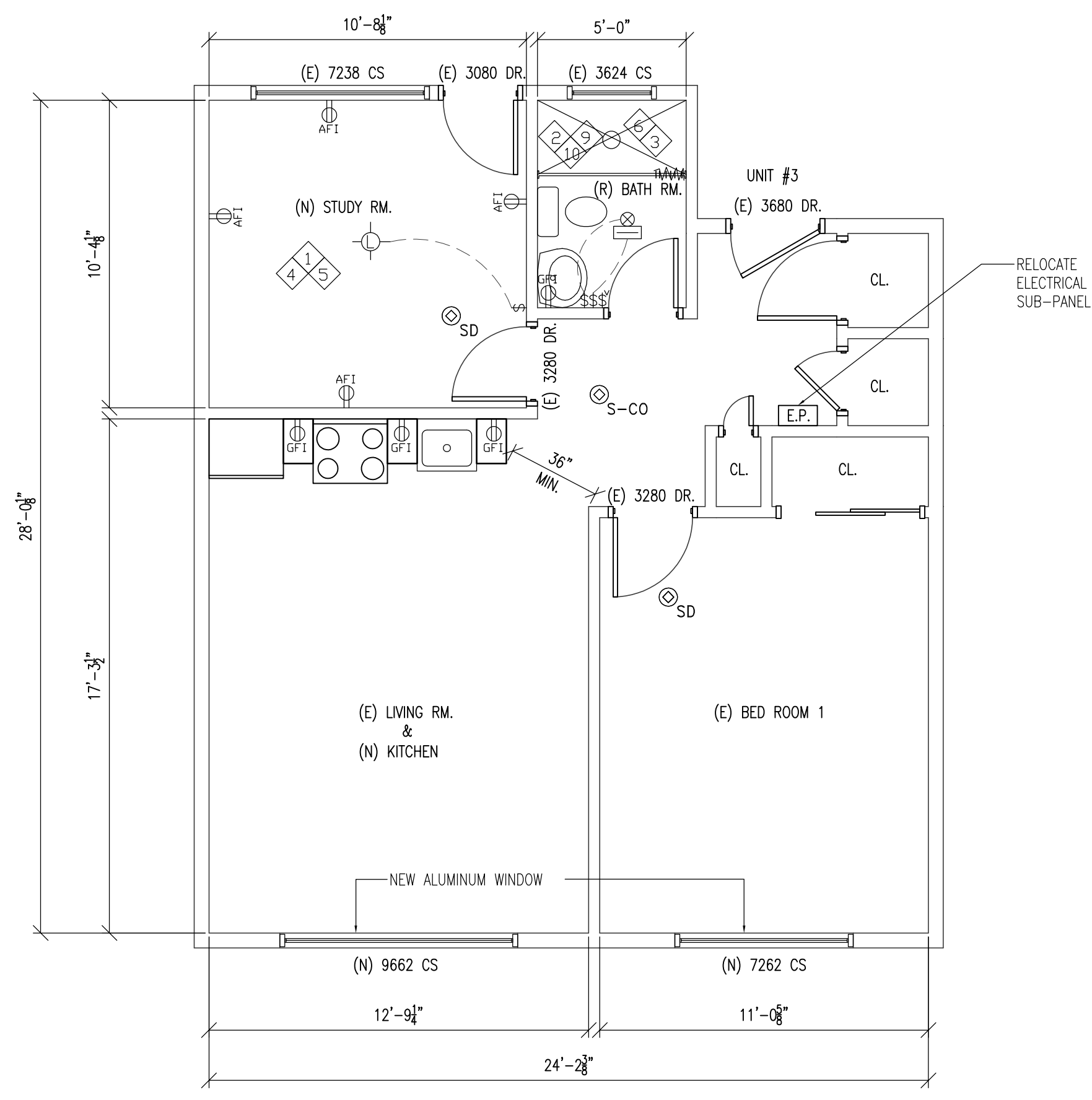
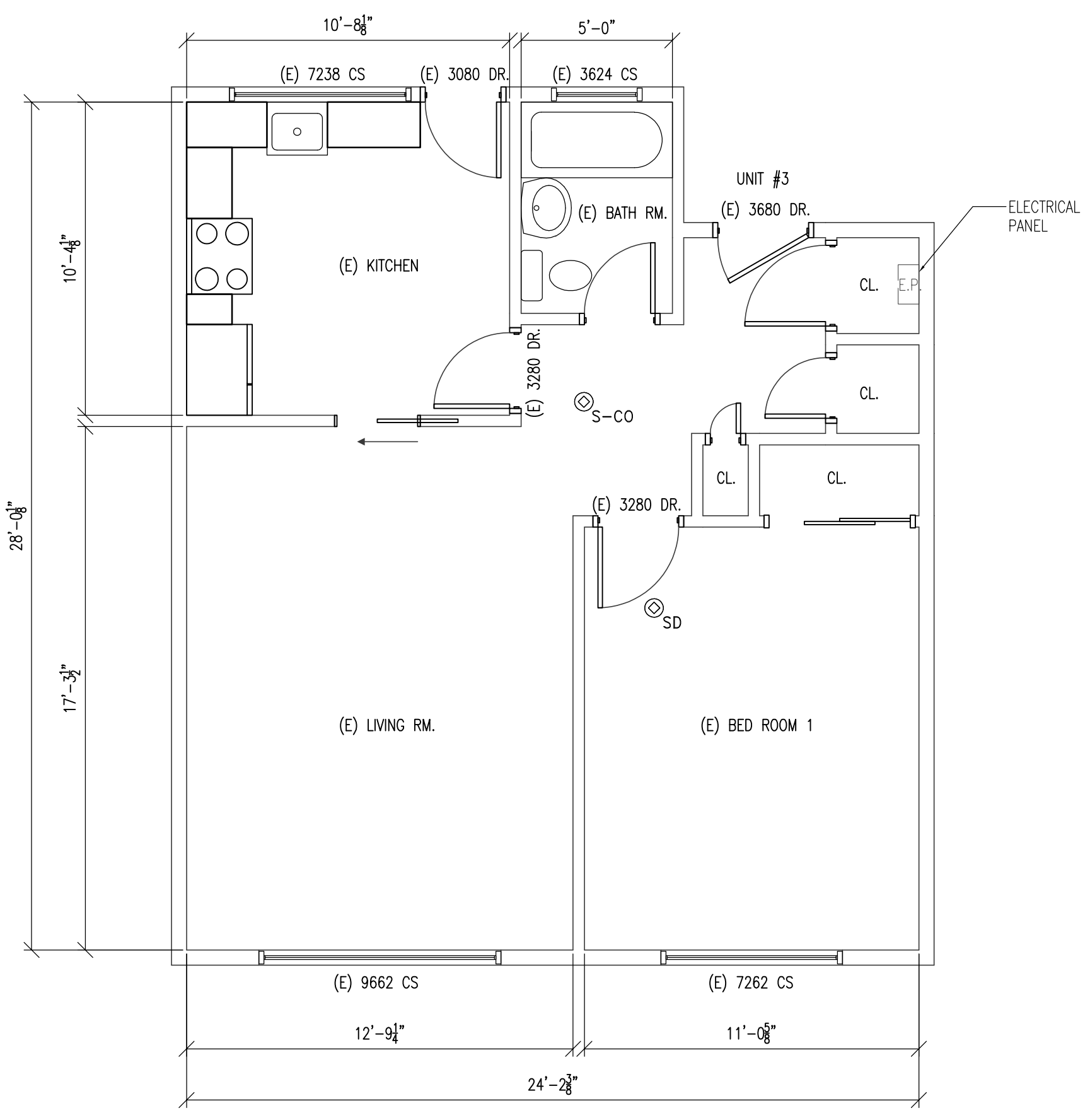
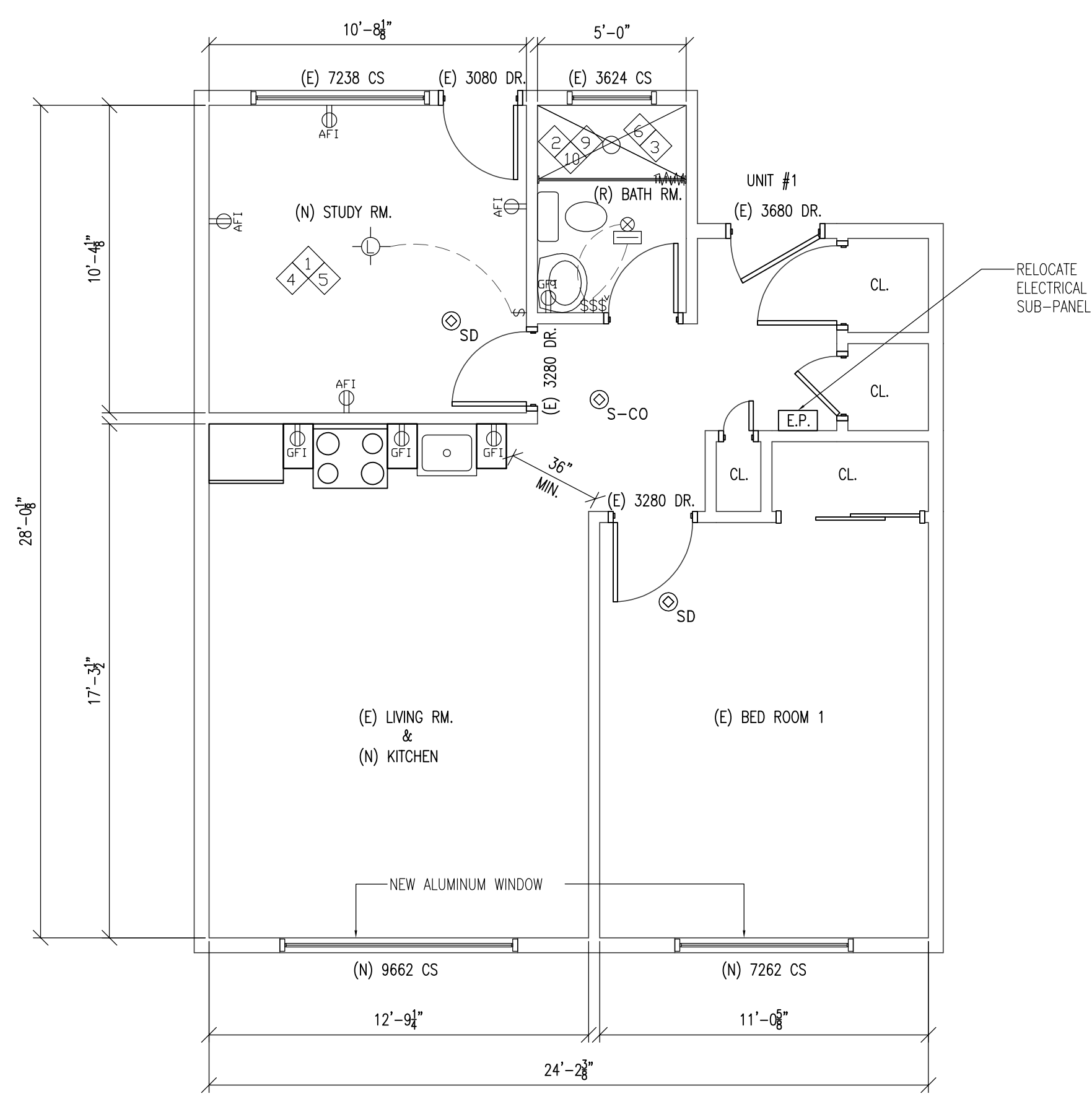
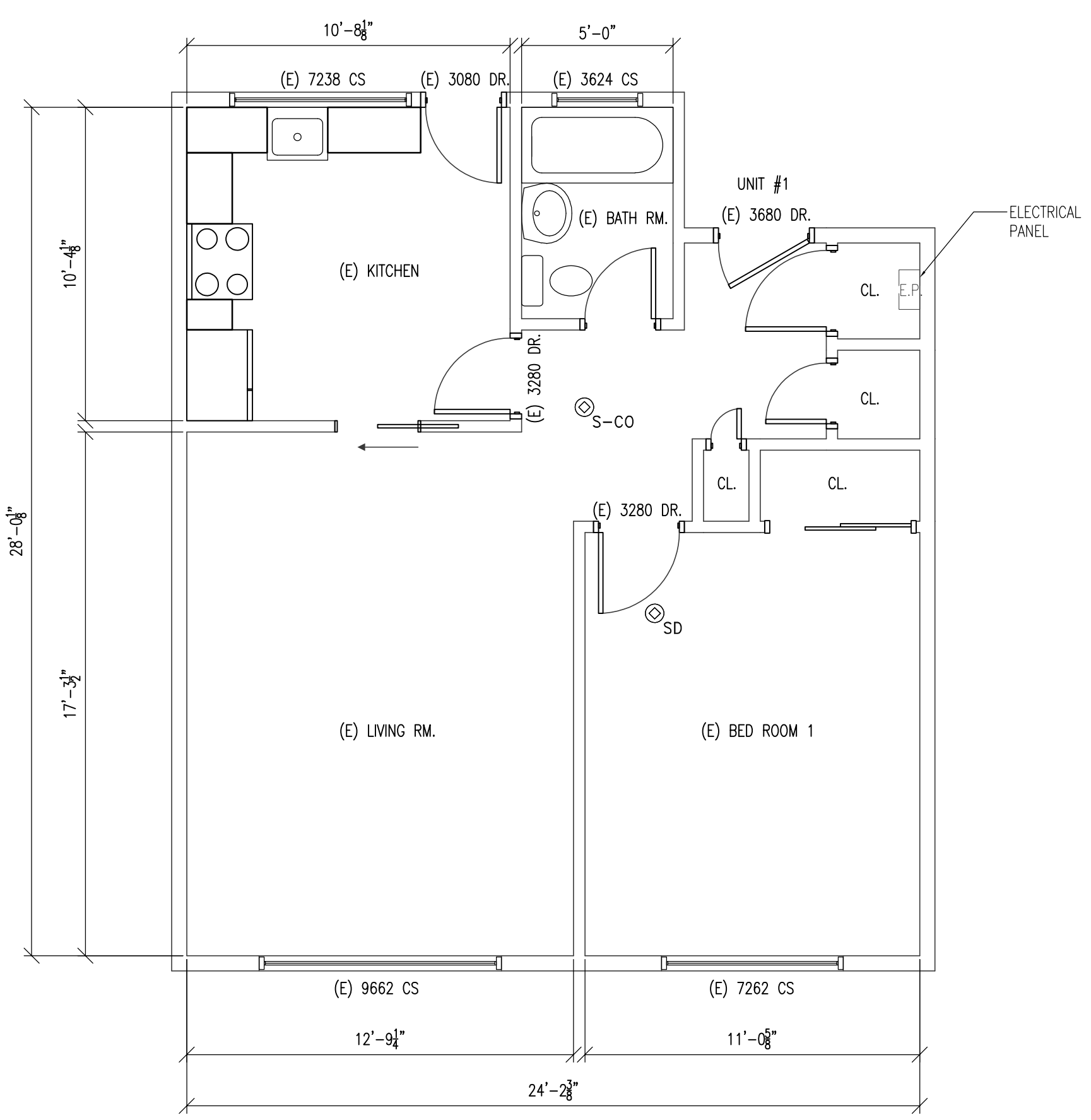
SHEET TITLE:
 EXISTING AND PROPOSED
 FLOOR PLAN

DATE:
 12/08/2021

SCALE:
 AS SHOWN

DRAWN BY:
 J. Y.

SHEET:
A-1



LEGEND

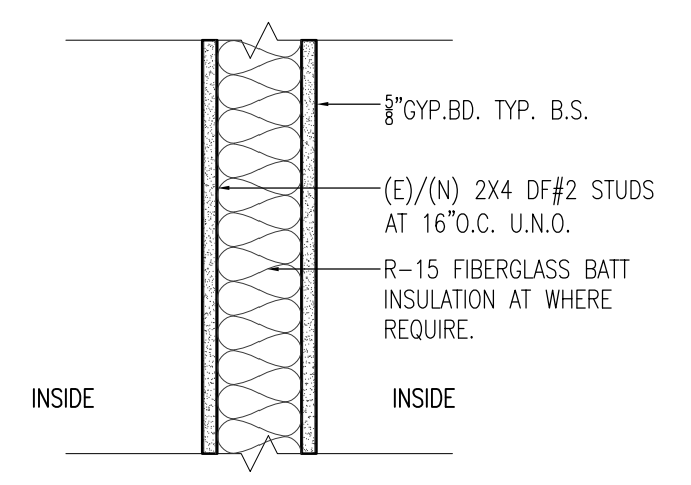
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW 2X4 OR 2X6 @ 16" WOOD STUD WALL
- NEW 2X4 OR 2X6 @ 16" WOOD STUD WALL W/R-15 INSULATION
- 1 HR. WALL
- SHEET NOTE REFERENCE
- HARDWIRED SMOKE ALARM w/ BATTERY BACKUP
- SMOKE / CARBON MONOXIDE ALARM COMBO, HARDWIRED w/ BATT. BACKUP
- BATHROOM FLUORESCENT FAN LIGHT, EQUIPPED w/ HUMIDISTAT
- DUPLEX RECEPTACLE ±12" A.F.F.
- GR. FAULT INTERRUPTOR RECEPTACLE
- ARC FAULT INTERRUPTOR RECEPTACLE
- WALL SWITCH ±42" A.F.F.
- SWITCH w/ VACANCY SENSOR
- 3-WAY SWITCH
- 4-WAY SWITCH
- FLUORESCENT CEILING LIGHT
- LED LIGHT FIXTURE
- DIMMER
- MOTION SENSOR

ABBREVIATIONS:

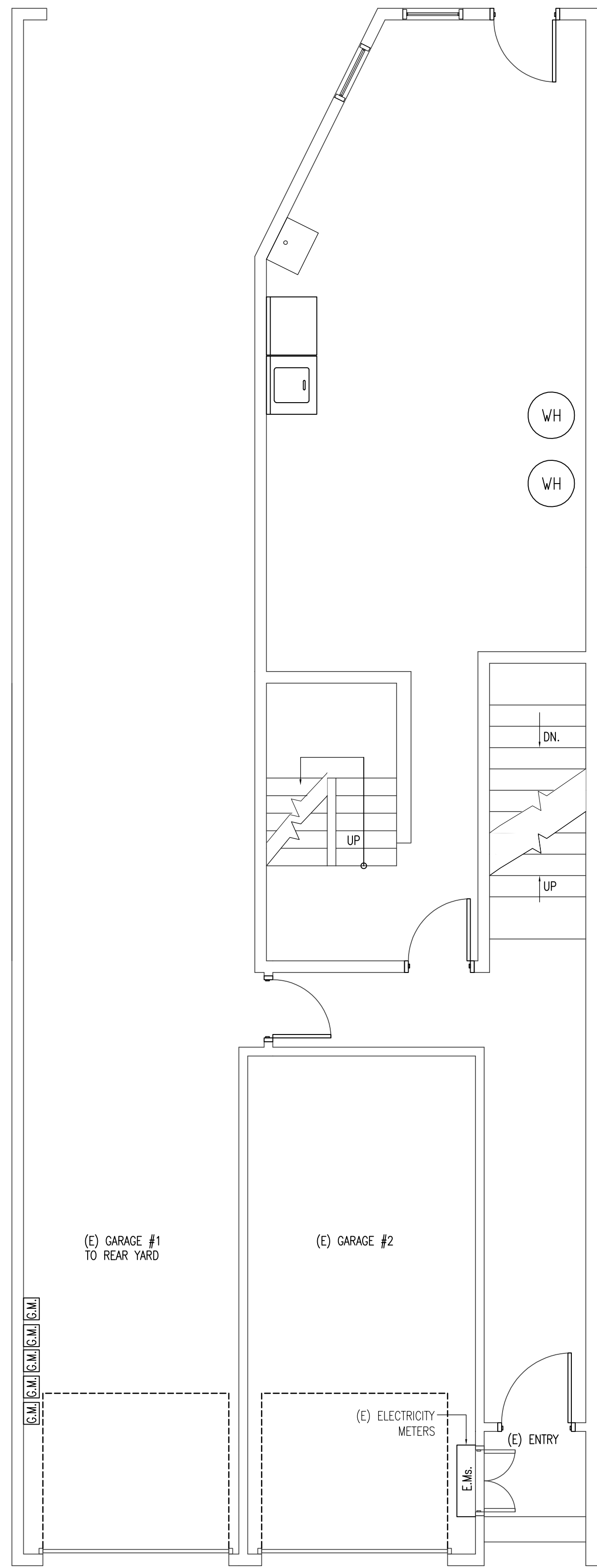
- AFF ABOVE FINISHED FLOOR
- BLDG BUILDING
- CLG CEILING
- D.H. DOUBLE HUNG
- SL SLIDER WINDOW
- SH SINGLE HUNG WINDOW
- CS CASEMENT WINDOW
- F FIXED WINDOW
- DN DOWN
- DR DOOR
- RM ROOM
- FURN GAS FURNACE
- (E) EXISTING
- FLR FLOOR
- GAL GALLONS
- GYP. BD. GYPSUM BOARD
- TYP TYPICAL
- F.L. FLUORESCENT LIGHT
- C.L. CLOSET

SHEET NOTES:

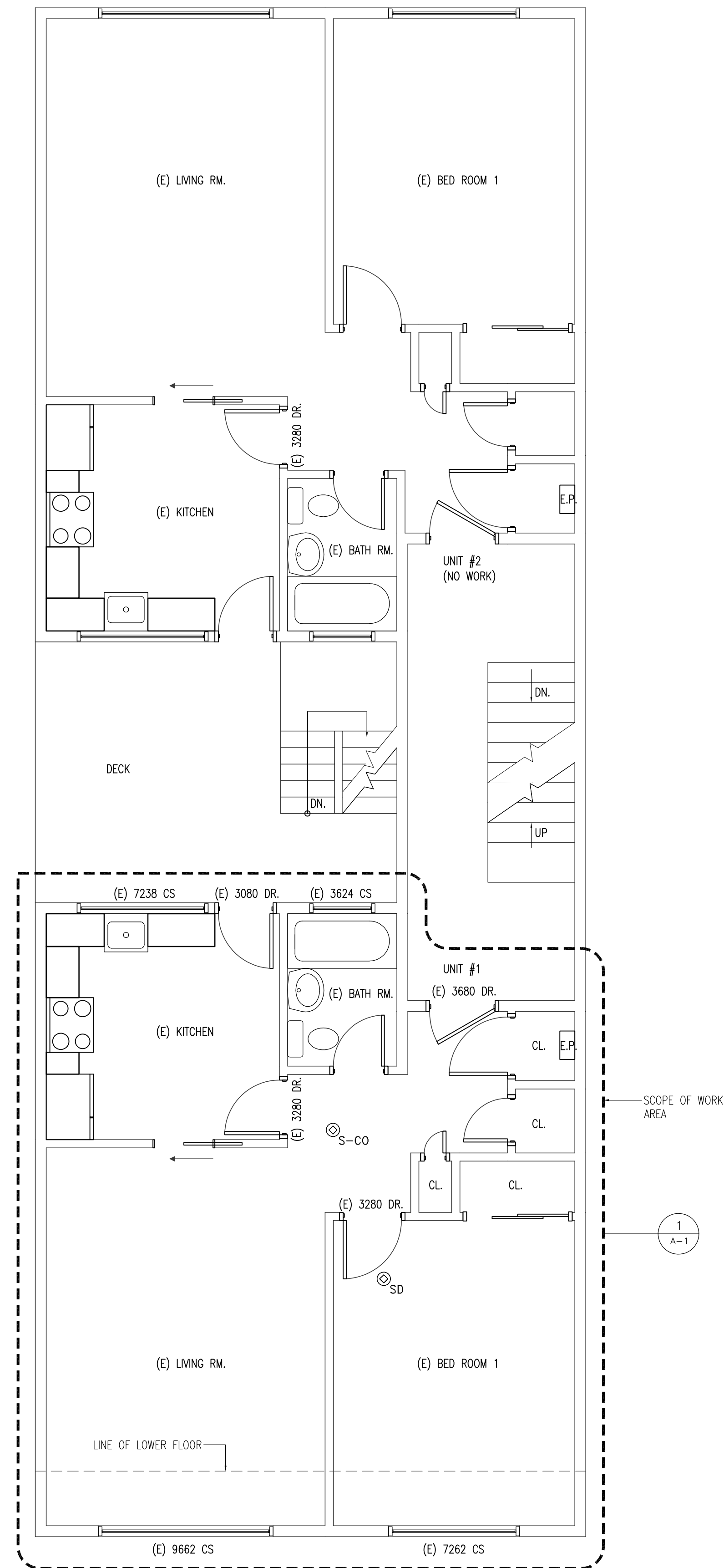
- 1 FINISH CEILING HEIGHT 7'-6" MINIMUM.
- 2 PROVIDE ENERGY STAR CEILING EXHAUST FAN, HUMIDISTAT (MIN. 50CFM) PER CMC 403.7 & DISCHARGE AIR TO OUTSIDE OF BLDG. WITH BACKDRAFT DAMPER, MIN. OF 3 FT. FROM THE PROPERTY LINE AND ANY OPENING. (EXHAUST FAN AND LIGHTS TO BE SEPARATELY SWITCHED FOR BATHROOMS) WITH COMPLIANCE TO CALGREEN SECTION 4.506.1
- 3 SHOWER SHALL BE PROVIDED WITH INDIVIDUALLY CONTROLLED VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.0 GALLONS PER MINUTE.
- 4 PROVIDE 5/8" TYPE 'X' GYP. BD. IN CEILING W/30 INSULATION.
- 5 KEEP ROOM TEMPERATURE AT 68°F. (CBC 1204.1)
- 6 NO PLASTIC PLUMBING PIPE ALLOW.
- 7 PROVIDE SAFETY GLAZING FOR TUB/SHOWER ENCLOSURES AND DOORS.
- 8 THE CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS (CPC 408.9)
- 9 PROVIDE INSULATION ON ALL NEW DOMESTIC HOT WATER PIPING IN NEW ACCESSORY UNIT, ROOMS, DOWN ADDITION AND NEW BUILDING. THE INSULATION SHALL BE THE SAME THICKNESS OF THE WATER PIPING UP TO 2" WATER PIPING SIZE (CPC 609.11.1 & 2)
- 10 PLUMBING FIXTURES SHALL NOT EXCEED THE FOLLOWING USAGE LIMITS:
 - MAXIMUM 1.8 GALLONS PER MINUTE @80PSI FOR SHOWER HEADS
 - MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE MAX. FLOW RATE OF <2.0 GAL/MIN COMBINED @80PSI
 - MAXIMUM 1.2 GALLONS PER MINUTE @60PSI FOR LAVATORY FAUCETS; MINIMUM 0.8 GALLON PER MINUTE.
 - MAXIMUM 1.8 GALLONS PER MINUTE @60PSI FOR KITCHEN FAUCETS
 - MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS



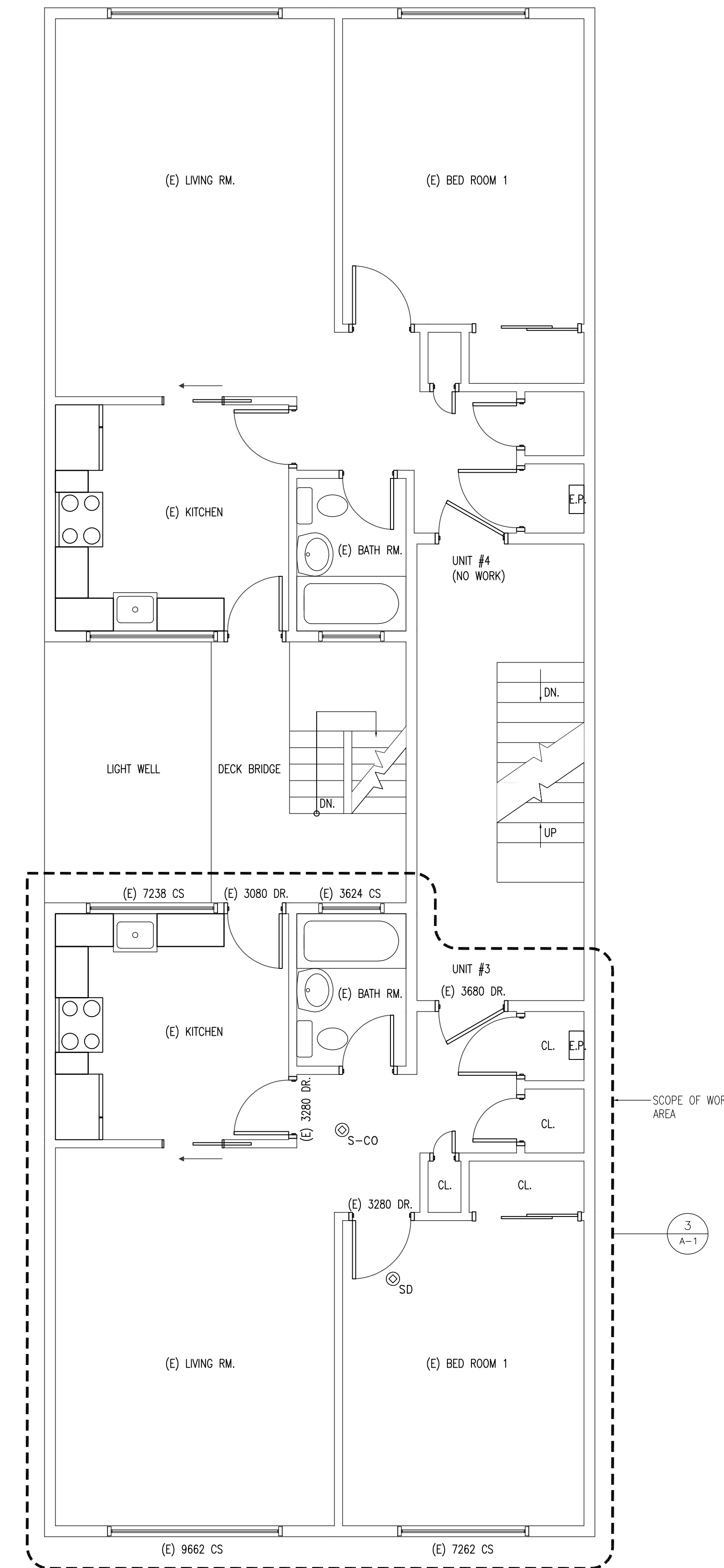
A TYP. INTERIO WALL ASSEMBLY
 N.T.S.



1 EXISTING GROUND FLOOR PLAN (NO WORK)
1/4"=1'-0"



2 EXISTING 2ND FLOOR PLAN
1/4"=1'-0"



3 EXISTING 3RD FLOOR PLAN
1/4"=1'-0"

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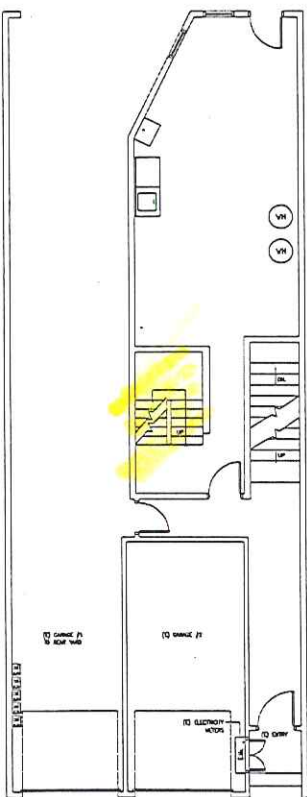
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EXISTING GOUND, 2ND AND 3RD
FLOOR PLANS

DATE:
12/08/2021

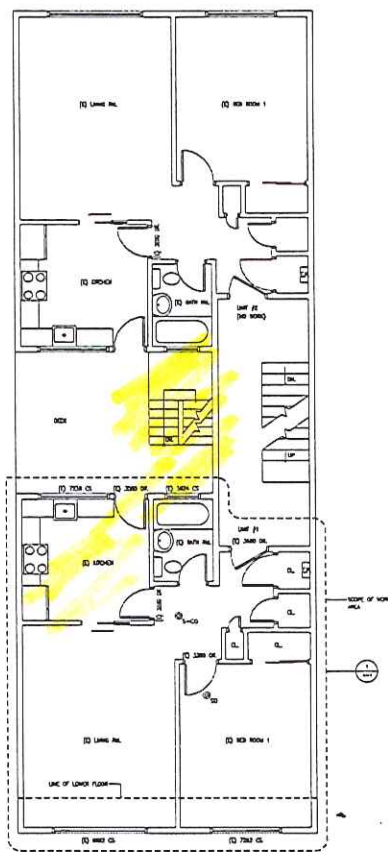
SCALE:
AS SHOWN

DRAWN BY:
J. Y.

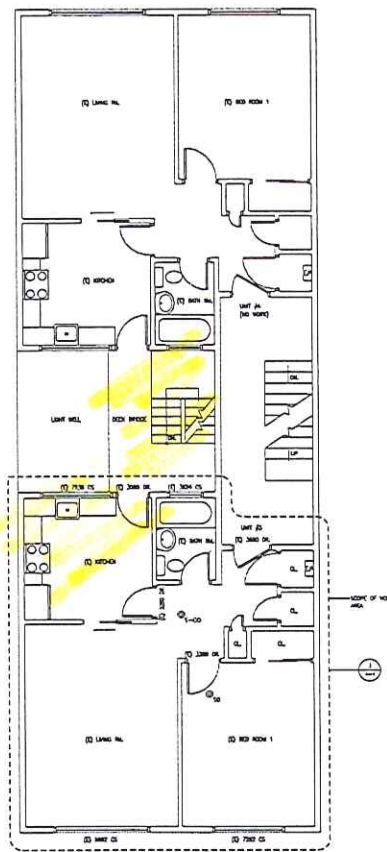
SHEET:
A-2



1 EXISTING GROUND FLOOR PLAN (NO WORK)



2 EXISTING 2ND FLOOR PLAN



3 EXISTING 3RD FLOOR PLAN

REVISIONS	BY

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SHEET TITLE:
 EXISTING GROUND, 2ND AND 3RD
 FLOOR PLANS

DATE:
 12/04/2023

SCALE:
 AS SHOWN

DRAWN BY:
 J. Y.

SHEET:
 A-2