



INFORMATION SHEET

NO. G-09

DATE : June 14, 2016

CATEGORY : General

SUBJECT : Unsafe Buildings, Structure or Property or Public Nuisance Abatement Procedure

PURPOSE : The purpose of this Information Sheet is to revise the abatement procedure for notice of violations of unsafe buildings, structures, property, or public nuisance per Ordinance No. 60-16 enacted May 27, 2016.

REFERENCE : San Francisco Building Code
San Francisco Housing Code
San Francisco Electrical Code
San Francisco Plumbing Code
Ordinance No. 60-16

CODE SECTIONS :

(A). San Francisco Building Code

Section 102A - UNSAFE BUILDINGS, STRUCTURES OR PROPERTY

All buildings, structures, property, or parts thereof, regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life, safety or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or by reason of occupancy or use in violation of law or ordinance, or were erected, moved, altered, constructed or maintained in violation of law or ordinance are, for the purpose of this chapter, unsafe. Whenever the Building Official determines by inspection that property or properties either improved or unimproved are unstable because of landslide, subsidence or inundation or that such occurrences are deemed imminent as described above, the Building Official shall give written notice to the owner or owners that said property or properties are unsafe. The notice shall specify the conditions creating the unsafe classification. All such unsafe buildings, structures, property, or portions thereof, are hereby declared to be public nuisances and shall be vacated, repaired, altered or demolished as hereinafter provided.

* * *

102A.3 Inspections.

The Building Official may inspect or cause the inspection of any building, structure or property for the purpose of determining whether it is unsafe whenever:

- (a) The Building Official with reasonable discretion, determines that such inspection is necessary or desirable, or,
- (b) Any person or any agency or department of the City submits to the Building Official a complaint which, in the Building Official's opinion, establishes reasonable cause to believe that the building, structure or property or any portion thereof is unsafe.

102A.4 Notice of Municipal Code Violation.

(a) When the Building Official observes or otherwise determines any condition which renders the building, structure or property unsafe, the Building Official shall, within 15 days, serve a Notice of Municipal Code Violation ("NOV") upon the building owner. The Building Official shall not issue successive NO Vs for the same violation or violations as a means of extending the filing time or the enforcement process or as a means of following up with the building owner.

(b) The NOV shall identify; each violation observed or otherwise established, including the violations which render the building, structure or property unsafe, and shall state a deadline for the building owner to abate the violations and a date of reinspection. The NOV shall also set forth the penalties, fees and costs as prescribed in Sections 102A. 7(d) and 103A of this code. The NOV shall be a public record subject to disclosure pursuant to Administrative Code Chapter 67.

(c) The Building Official shall mail a copy of the NOV to the building owner by first class mail at the address listed with the Assessor-Recorder's Office. The Building Official shall post the NOV in a conspicuous place on the subject property and make a copy of the NOV available to each tenant of the subject property.

102A.5 Notice of Administrative Hearing

(a) If the Building Official determines that the building owner has not corrected the code violations by the deadline provided in the NOV, the Building Official shall schedule an administrative hearing on the violations, to be heard within 60 days of the deadline, unless the building owner demonstrates to the Building Official's satisfaction that the building owner has made substantial progress in abating the violations.

(b) The Building Official shall issue a Notice of Administrative Hearing ("Hearing Notice") to the building owner. The Hearing Notice shall state the date, hour and place of the hearing and contain a conspicuous warning setting forth the penalties, fees and costs prescribed in Sections 102A. 7(d) and 103A of this Code. The Hearing Notice shall include a copy of the NOV. The Hearing Notice shall inform all interested parties who desire to be heard in the matter that they may appear to show cause why the property, building or structure, or portion thereof: should not be ordered repaired, altered, vacated and repaired or altered, or vacated and demolished.

(c) The Building Official shall serve the Hearing Notice on the building owner by certified mail to the building owner at the address listed with the Assessor-Recorder's Office and shall post the NOV in a conspicuous place on the subject property. The Building Official shall mail the Hearing Notice on the building owner at least 10 days prior to the date set for the hearing.

(d) In addition to serving the NOV on the building owner, the Building Official shall send a copy of the NOV by certified mail to:

- (1) The person, if any, in real or apparent charge and control of the premises involved;
- (2) The holder of any mortgage, deed of trust, lien or encumbrance of record;
- (3) The owner or holder of any lease of record; and,
- (4) The record holder of any other estate or interest in the building, structure or property, or the land upon which it is located.

The failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken hereunder.

- (e) The person serving the Hearing Notice shall complete a declaration under penalty of perjury, certifying the date and manner in which such Hearing Notice was given, and the Building Official shall retain the certified mail receipt card, if any, for the Hearing Notice.
- (f) In addition to the Hearing Notice, the Building Official shall provide the building owner with an information sheet regarding the enforcement process, the building owner's rights and duties prior to the hearing, and the information the building owner must bring to the hearing.

102A.6 Conduct of Administrative Hearing.

- (a) The Building Official shall conduct the Administrative Hearing, or may designate a Hearing Officer who shall have the same authority as the Building Official to hear and decide the case and to make any orders consistent with this Code. For purposes of Sections 102A. 6 through 102A. 7. "Hearing Officer" shall include the Building Official if the Building Official conducts the Administrative Hearing. The Hearing Officer shall not be the same individual who signed the NOV.
- (b) The Hearing Officer shall hold the Administrative Hearing at the time and place designated in the Hearing Notice. The Hearing Officer may, in his or her discretion and for good cause shown, continue the hearing one time, for a period not to exceed 30 days. All persons having an interest in the building, structure or property or having knowledge of facts material to the allegations of the NOV, including the list of code violations, may present evidence for consideration by the Hearing Officer, subject to any rules adopted by the Hearing Officer for the orderly conduct of the hearing.

102A. 7 Administrative Order.

- (a) Within 30 days following the conclusion of the Administrative Hearing, the Hearing Officer shall issue a written decision ("Administrative Order").
- (b) The Administrative Order shall state in reasonable detail which conditions render the building, structure, or property, or portion thereof: unsafe and shall state the work required to be done to satisfy the Administrative Order. The Administrative Order shall include a copy of the NOV. The Administrative Order may direct the building owner to repair, alter, vacate, and/or demolish the subject property.
- (c) The Administrative Order shall specify the time within which the building owner shall repair, alter, vacate, and/or demolish the building, structure, or property, or portion thereof: or otherwise comply with the Order. The time for compliance with the Administrative Order shall not to exceed 180 days from permit issuance. The Hearing Officer may, in his or her discretion and for good cause shown, extend the time for compliance with the Administrative Order once, for a period limited to the minimum time necessary for completion and not to exceed 90 days, following a written request by the building owner.
- (d) In addition to any monetary penalties authorized in Section 103A, the Department shall be entitled to its costs of preparation for and appearance at the Administrative Hearing, and all prior and subsequent attendant and administrative costs, and the Department shall assess these costs upon the building owner monthly, at the rates set under Section 110A, Tables 1A-D (Standard Hourly Rates) and 1A-K (Penalties, Hearings, Code Enforcement Assessments), until the costs are paid in full. In addition, the Department shall be entitled to its attorneys fees and costs, including but not limited to expert witness fees, incurred in bring the administrative enforcement action. The violations cited in the Administrative Order will not be deemed legally abated until the building owner makes full payment of the penalties and costs, and failure to pay the assessment of costs shall result in tax lien proceedings against the property.
- (e) The Hearing Officer shall serve the Administrative Order on the building owner in the same manner as the Hearing Notice. The Building Official shall record a copy of the Administrative Order in the Assessor-Recorder's Office. When the Building Official determines that the work required under the Administrative Order has been completed and the building, structure, or property, or portion thereof: no longer is unsafe, the Building Official shall issue and record a rescission of the Administrative Order with the Assessor-Recorder's Office.

(f) Any person may appeal an Administrative Order pursuant to Section 105A.2. The Hearing Officer shall inform the building owner, at the Administrative Hearing and in the Administrative Order, of the right of appeal to the Abatement Appeals Board provided that the appeal is made in writing and filed with the Secretary of the Abatement Appeals Board within 15 days after the Order is posted and served. The 15-day limitation shall not apply when any type of a moratorium authorized in Section 105A.2 is sought. Where construction materials, methods, types of construction, or compliance with the time limits set forth in Table No. 1 6B-A are the bases, in whole or in part, of the Building Official's finding that an unreinforced masonry building, or portion thereof: is unsafe, the Abatement Appeals Board shall refer these matters to the Board of Examiners established in Section 105A.1 of this Code. Where construction materials, methods, and types of construction are the bases, in whole or in part, of the Building Official's finding that the building, or structure, or portion thereof: is unsafe, the Abatement Appeals Board shall refer these matters to the Board of Examiners for its examination and determination with respect to such materials, methods, and types of construction. The Board of Examiners shall approve or disapprove such materials, methods, and types of construction, and may attach conditions to its approval, and shall forward a copy of its report to the Abatement Appeals Board. The Abatement Appeals Board shall include in its decision the findings of the Board of Examiners.

102A.8 Remedies are Non-Exclusive

Notwithstanding the provisions of Sections 102A. 4 through 102A. 7, the City Attorney may institute civil proceedings (or injunctive and monetary relief: including civil penalties, against a building owner (or violations of the Municipal Code under any circumstances, without regard to whether a complaint has been filed or the Building Official has issued a NOV or an Administrative Order. In any civil action filed by the City Attorney under this Section 102.A.8, the City Attorney may seek recovery of and the court may award the City its attorneys fees and costs, including but not limited to expert witness fees, incurred in bringing the proceedings.

(B.) San Francisco Housing Code

Section 201. GENERAL.

(e) Abatement. For abatement procedures, see Chapter 1A of the Building Code, *including, but not limited to. Sections 102A.3 through 102A.8.*

Section 1001. GENERAL.

(a) Any residential building or portion thereof, as defined by California Health and 16 Safety Code, Division 13, Part 1.5, State Housing Law, Sections 17920.3 et seq., including any dwelling units, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions enumerated in this chapter to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building. *Any building or portion thereof: determined to be a substandard building under this Section 1001 is also declared to be a nuisance as provided in Section 401.*

(C.) San Francisco Electrical Code

Section 89.126 Unsafe Buildings or Structures.

(C) Change in occupancy without complying with the provision of Section 89.118 of 12 this code. Such unsafe building, structure, property or portion shall be vacated, repaired, altered or demolished, *and violations of this Code abated*, in accordance with Section 102A of the Building Code, *including, but not limited to, Sections 102A. 3 through 102A. 8.*

(D). San Francisco Plumbing Code

Section 104.0 Abatement of Public Nuisance. In order to abate a nuisance as defined in Section 216.0 of this code, the inspection and abatement procedures as set forth in Section 1102A of the Building Code. *Including, but not limited to. Sections 102A. 3 through 102A. 8, shall apply.*

DISCUSSION:**Department of Building Inspection Unsafe Buildings, Structure or Property or Public Nuisance Abatement Procedure:**

1. Receive complaints.
2. Inspect.
3. Serve a Notice of Municipal Code Violation (NOV) (see Attachment A) to the owner by first class mail if the property is determined unsafe.
4. Post the NOV on the property.
5. NOV shall include:
 - a. Violations
 - b. Deadline
 - c. Date for reinspection
 - d. Penalties, fees and costs
6. Any action plan from the owner needs to be approved by a DBI senior inspector.
7. DBI may send a courtesy reminder (see Attachment B) to the owner.
8. No successive NOVs.
9. Schedule an administrative hearing within 60 days of the deadline if the owner has not corrected the violation by the deadline.
10. Issue a Notice of Administrative Hearing and the Information Sheet (see Attachment C) to the owner by certified mail at least 10 days before the date set for the hearing.
11. Conduct the Administrative Hearing.
12. Issue a written decision ("Administrative Order")
13. Serve the Administrative Order to the owner by certified mail.
14. Record a copy of the Administrative Order in the Assessor-Recorder's Office.

OTHER CONDITIONS:

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager.

Tom C. Hui

6/13/16

Tom C. Hui, S.E., C.B.O.,
Director
Department of Building Inspection

on

Date

Attachment A: Notice of Violations Warnings

Attachment B: Notice of Violation Final Warning

Attachment C: Director's Hearing Information Sheet

Attachment D: Ordinance 60-16 webpage link:

<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances16/o0060-16.pdf>

Attachment E: Table of San Francisco Building Code, Housing Code, Electrical Code and Plumbing Code Comparison after Ordinance 60-16 Implementation

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>



DEPARTMENT OF BUILDING INSPECTION

Inspection Services

City and County of San Francisco

1660 Mission Street, 3rd Floor, San Francisco, California 94103-2414

(415) 558-6570

Website: www.sfdbi.org

ATTACHMENT A

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are **required, within the time frame set forth in this Notice to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.**

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY

OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all administrative, and inspection's costs incurred by the Department of Building Inspection for the property owners failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee, and (2) an administrative hourly rate for case management, and an hourly rate for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., and 102A.20 of the San Francisco Building Code.

NOTICE OF VIOLATION WARNINGS!

(Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section **103A** of the San Francisco Building Code provides that any person, the owner's authorized agent who violates, disobeys, omits, neglects or refuses to comply with, or resists or opposes the execution of any provisions of this code shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed \$500 or by imprisonment not exceeding six months, or by both such fine and imprisonment.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. Pursuant to Sections **107A.5**, and **110A**, Table **1A-K** of the San Francisco Building Code, investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the **Board of Permit Appeals within 15 days of permit issuance at 1650 Mission Street, 3rd Floor, Suite 304 at (415) 575-6880.**

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections **17980.1** and **17980.6** of the California Health & Safety Code, and Section **102A.3** of the San Francisco Building Code, when issuing a Notice of Violation, the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT:

Pursuant to Section **17980.6** of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under Section **1942.5** of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, an hourly fee will be charged until the violations are abated pursuant to Sections **108A.8** and **110A**, Table **IA-G** of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section **327** of the San Francisco Existing Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed **\$500** per day plus administrative costs as provided by Section **327.8** of this Code.

Upon completion of all required work, you must contact the designated Inspector for a final inspection, unless otherwise specified. Please contact the specific Inspection Division if you have any questions. If you want more information on the overall code enforcement process, you may request a copy of the Department brochure entitled *What You Should Know about the Department of Building Inspection Code Enforcement Process* or download the document from the Department website.



DEPARTMENT OF BUILDING INSPECTION

Inspection Services

City and County of San Francisco

1660 Mission Street, 3rd Floor, San Francisco, California 94103-2414

(415) 558-6570

Website: www.sfdbi.org

ATTACHMENT B

PROPERTY OWNER

DATE:

PROPERTY ADDRESS:

BLOCK/LOT:

Building Complaint #:
(Electrical
Plumbing)

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On _____ your property was inspected and a Notice of Violation was issued informing you of required code abatement, and warnings for failure comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code, you will be assessed costs arising from Department time accrued pertaining, but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence, etc.), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring

AVOID FURTHER ASSESSEMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (415)558-6454 if you have questions concerning the referenced Notice of Violation

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits and obtain final sign-off from the Building, Plumbing, and/or Electrical Inspector(s) assigned the job card for your issued permit(s) before the required work will be considered completed.

CASE WILL BE CLOSED WHEN ALL WORK AND ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until: (1) all required repairs are completed as verified by site inspection, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid by cashiers check or money order.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



DEPARTMENT OF BUILDING INSPECTION

Code Enforcement Section

City and County of San Francisco

1660 Mission Street, 6th Floor, San Francisco, California 94103-2414

(415) 558-6454 Email: dbi.ced@sfgov.org

Website: www.sfdbi.org/dbi

ATTACHMENT C

DIRECTOR'S HEARING INFORMATION SHEET

You have been scheduled for a Director's Hearing because the Department records indicate that outstanding code violations remain as cited on the attached Notice(s) of Violation (or that corrected items have not been verified by the assigned Inspector through a site inspection). This Information Sheet will give you guidance on how to prepare for this hearing.

STEP ONE: Attend the Hearing at the scheduled date, time and location specified. If you cannot attend the hearing, you may send a knowledgeable representative that will provide information outlined below.

STEP TWO: Review the attached Notice(s) of Violation. Ensure that you have complied with all violations listed in the manner indicated, and provide information on these items per the guidelines below.

STEP THREE: Bring to the hearing all the information related to your violations per the following guidelines.

IF ALL THE VIOLATIONS HAVE NOW BEEN CORRECTED:

- Secure a final inspection with the appropriate Housing, Building, Plumbing, or Electrical Inspector/s prior to the scheduled Hearing.
- Bring signed/completed job cards for all work requiring building, plumbing, or electrical permits. The Notice of Violation will have instructions regarding the necessary inspections.

IF ALL, OR A PORTION OF THE VIOLATIONS REMAIN OUTSTANDING, BRING:

- All applications and plans for submitted permit applications, and job cards for issued permits
- All inspection activity information for requisite issued permits
- Notices requesting entry you served upon the residential occupant(s) necessary to perform repairs to abate the code violations
- Proof of registration/ insurance/ maintenance/ security provisions of Vacant Building Ordinance.
- Information that you have secured all necessary inspections including final inspection to document work completion.
- An action plan addressing all outstanding violations.

BUILDING OWNER'S RIGHTS & DUTIES

SUMMARY OF DIRECTOR'S HEARING FORMAT AND RELATED PROCEDURES

- The cases will be called and reviewed by the Hearing Officer in the Order they appear on the Agenda which is posted outside the hearing room. Therefore, it is important to arrive at the time specified on the *Notice of Director's Hearing*.
- The Hearing Officer will take the Department staff presentation first, and then ask for testimony from the property owner/representative, building occupants, and the public. After being sworn in, you will have an opportunity to present your evidence and ask questions.
- The property owner may request a one-time 30-day continuance from the Hearing Officer for good cause. These requests should be submitted to the Hearing Officer in writing, preferably in advance of the hearing, and explain the reasons for the continuance. The Hearing Officer will determine whether to grant this request
- The possible Hearing Officer actions include, but not limited to:
 - Issuing an Order of Abatement that would be recorded on your property record.
 - Taking the case under advisement for not more than 30 days, and issuing an Order of Abatement if all the outstanding violations are not resolved within the advisement period.
 - Referring the case back to staff for good cause.
 - Issuing a one-time continuance for good cause not to exceed 30 days.
 - Dismissing the proceedings for good cause.
- If an Order of Abatement is issued by the Hearing Officer, the property owner can appeal this decision to the Abatement Appeals Board within 15 days of the posting of the Order at the subject property, or when the Order is placed in the USPS mail, whichever date is later. This information will also be provided on the Order of Abatement.
- The property owner must give adequate notice to enter any occupied residential area for the purposes of abating violations cited in the attached Notice(s) pursuant to California Civil Code Section 1954 as referenced in Section 303(b) of the San Francisco Housing Code.
- All time frames indicated in this Information Sheet are in calendar days unless otherwise specified.
- Code Enforcement Cases that have outstanding code violations after the compliance date specified on the Notice(s) of Violation are subject to Assessment of Costs pursuant to Section 102A.3 of the San Francisco Building Code.
- If you have any questions about this process, please contact the Code Enforcement Services at (415) 558-6454.

ATTACHMENT E

Table of San Francisco Building Code, Housing Code, Electrical Code and Plumbing Code Comparison after Ordinance 60-16 Implementation

	San Francisco Building Code (SFBC)	Housing Code	Electrical Code	Plumbing Code
Inspection (Section 102A.3)	<ol style="list-style-type: none"> Determined by Building Official or Any one or any agency/department submits a complain 	<ol style="list-style-type: none"> Routine /Complaint Inspection by City Same as SFBC Section 102A.3 SFHC 302(b)(c) SFHC 303(a) 	Same as SFBC Section 102A.3	Same as SFBC Section 102A.3
Notice of Municipal Code Violation (NOV) (Section 102A.4)	<ul style="list-style-type: none"> Served within 15 days after Building Official's determination No successive NOV for the same violation or violations 	Same as SFBC Section 102A.4 SFHC 201(a)	Same as SFBC Section 102A.4	Same as SFBC Section 102A.4
Deadline and date for reinspection (Section 102A.4)	Stated in NOV	Same as SFBC Section 102A.4	Same as SFBC Section 102A.4	Same as SFBC Section 102A.4
Penalties, Fees and Costs (Section 102A.4)	<ol style="list-style-type: none"> SFBC Tables 1A-D and 1A-K SFBC Section 103A 	<ol style="list-style-type: none"> Criminal Penalty SFHC 204 Civil Penalty 	Civil Penalty	Civil Penalty
Notice of Hearing (Section 102A.5)	Within 60 days of the deadline	Same as SFBC Section 102A.5	Same as SFBC Section 102A.5	Same as SFBC Section 102A.5
Conduct of Hearing (Section 102A.6)	Hearing Officer shall not be the same individual who signed the NOV	Same as SFBC Section 102A.6	Same as SFBC Section 102A.6	Same as SFBC Section 102A.6
Administration Order (decision) (Section 102A.7)	Within 30 days following the hearing	Same as SFBC Section 102A.7	Same as SFBC Section 102A.7	Same as SFBC Section 102A.7
Non-Exclusive Remedies (Section 102A.8)	City Attorney may institute civil proceedings for the violations under any circumstances	Same as SFBC Section 102A.8	Same as SFBC Section 102A.8	Same as SFBC Section 102A.8