

From: [Rosenberg, Julie \(BOA\)](#)
To: [Longaway, Alec \(BOA\)](#)
Cc: [Mejia, Xiomara \(BOA\)](#)
Subject: FW: 15 Nobles site visit
Date: Monday, December 11, 2023 6:36:23 PM
Attachments: [2022 CA Plumbing Code section 104.1.pdf](#)

Hi Alec: Please post this email and the attachment online under Item 2 for the 12-13-23 hearing.

Thank you,
Julie

Julie Rosenberg
Executive Director
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: 628-652-1151
Email: julie.rosenberg@sfgov.org

From: Greene, Matthew (DBI) <matthew.greene@sfgov.org>
Sent: Monday, December 11, 2023 4:13 PM
To: Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>
Subject: 15 Nobles site visit

Julie,

This email is to inform you and the Board of the site visit to Mr. Bruno's apartment at 15 Nobles Street, unit # 3. Senior Plumbing Inspector Robert Farrow arranged for an inspection of Mr. Bruno's unit for this morning at 11:30AM. Prior to the inspection, Inspector Farrow had asked if Mr. Bruno would be comfortable with the property owner attending the inspection. Mr. Bruno said no. So, only Inspector Farrow, myself, Mr. Bruno and a companion of Mr. Bruno were present for the inspection. The intent of this inspection was to address Mr. Bruno's concerns with Inspector Farrow's previous site visits.

Unfortunately, the inspection devolved into acrimony almost immediately. Inspector Farrow felt uncomfortable amid Mr. Bruno's accusations and threats, and he ended the inspection without addressing Mr. Bruno's concerns.

I wish I could say this was a fruitful visit, but it was not.

Matt Greene
Acting Deputy Director
Inspection Services
Department of Building Inspection

49 South Van Ness Avenue, 4th Floor

San Francisco, CA 94103

(628) 652-3637

[SF.gov/DBI](https://sf.gov/DBI)

[Sign up](#) for customer updates

103.0 Duties and Powers of the Authority Having Jurisdiction.

103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall comply with the intent and purpose of this code.

In accordance with the prescribed procedures and with the approval of the appointing authority, the Authority Having Jurisdiction shall be permitted to appoint a such number of technical officers, inspectors, and other employees as shall be authorized from time to time. The Authority Having Jurisdiction shall be permitted to deputize such inspectors or employees as necessary to carry out the functions of the code enforcement agency.

The Authority Having Jurisdiction shall be permitted to request the assistance and cooperation of other officials of this jurisdiction so far as required in the discharge of the duties in accordance with this code or other pertinent law or ordinance.

103.2 Liability. The Authority Having Jurisdiction charged with the enforcement of this code, acting in good faith and without malice in the discharge of the Authority Having Jurisdiction's duties, shall not thereby be rendered personally liable for damage that accrues to persons or property as a result of an act or by reason of an act or omission in the discharge of duties. A suit brought against the Authority Having Jurisdiction or employee because of such act or omission performed in the enforcement of provisions of this code shall be defended by legal counsel provided by this jurisdiction until final termination of such proceedings.

103.3 Applications and Permits. The Authority Having Jurisdiction shall be permitted to require the submission of plans, specifications, drawings, and such other information in accordance with the Authority Having Jurisdiction, prior to the commencement of, and at a time during the progress of, work regulated by this code.

The issuance of a permit upon construction documents shall not prevent the Authority Having Jurisdiction from thereafter requiring the correction of errors in said construction documents or from preventing construction operations being carried on thereunder where in violation of this code or of other pertinent ordinance or from revoking a certificate of approval where issued in error.

103.3.1 Licensing. Provision for licensing shall be determined by the Authority Having Jurisdiction.

103.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon premises a condition or violation of this code that makes the building or premises unsafe, insanitary, dangerous, or hazardous, the Authority

Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed by the Authority Having Jurisdiction by this code, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry.

Where the Authority Having Jurisdiction shall have first obtained an inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or person having charge, care or control of a building or premises shall fail or neglect, after a request is made as herein provided, to promptly permit entry herein by the Authority Having Jurisdiction for the purpose of inspection and examination pursuant to this code.

104.0 Permits.

104.1 Permits Required. It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.

104.2 Exempt Work. A permit shall not be required for the following:

- (1) The stopping of leaks in drains, soil, waste, or vent pipe, provided, however, that a trap, drainpipe, soil, waste, or vent pipe become defective, and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
- (2) The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the code or other laws or ordinances of this jurisdiction.

104.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Authority Having Jurisdiction for that purpose. Such application shall:

- (1) Identify and describe the work to be covered by the permit for which application is made.
- (2) Describe the land upon which the proposed work is to be done by legal description, street address, or similar description that will readily identify and locate the proposed building or work.
- (3) Indicate the use or occupancy for which the proposed work is intended.

From: [Greene, Matthew \(DBI\)](#)
To: [Rosenberg, Julie \(BOA\)](#)
Subject: 472 Union/15 Nobles
Date: Monday, December 4, 2023 11:11:49 AM
Attachments: [472 Union St.msg](#)
[472 Union.msg](#)
[Active NOVs472 Union aka 15 Nobles.pdf](#)
[image002.png](#)
[image005.png](#)

Dear President Swig,

The purpose of this email is to address concerns brought up to the Board by Mark Bruno at the Hearing for Appeal # 23-037 on September 27, 2023 and during Public Comment on November 1, 2023 and November 15, 2023.

At the September 27, 2023 Hearing, the Board upheld plumbing permit #PW20230822584 on the condition that it be revised to have the unit #'s where the work is to performed listed specifically on the permit:

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
MARC ANTHONY BRUNO,
Appellant(s)
vs.
DEPARTMENT OF BUILDING INSPECTION,
Respondent

Appeal No. 23-037

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on August 22, 2023, 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 August 22, 2023 to Paul Boschetti, of a Plumbing Permit (Work category: 2PA; re-gas 3 units, re-copper 3 units; relocate 3 water heaters; new flue for same water heaters) at 472 Union Street.

APPLICATION NO. PW20230822584
FOR HEARING ON September 27, 2023

Table with 2 columns: Address of Appellant(s) and Address of Other Parties. Marc Anthony Bruno, Appellant(s) and Paul Boschetti, Determination Holder(s).

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on September 27, 2023.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby GRANTS THE APPEAL AND ORDERS that the ISSUANCE of the subject permit by the Department of Building Inspection is UPHELD on the CONDITION it be revised to require that the three units in which work is to be performed have their unit addresses listed on the permit.

REVISED PLANS ARE NOT REQUIRED AND THE SUSPENSION OF THE PERMIT SHALL BE LIFTED AFTER DBI AMENDS THE PERMIT AS SET FORTH ABOVE.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: October 10, 2023
Rehearing Request: None.
Rehearing: None.
Notice Released: October 11, 2023

Handwritten signature of Rick Swig

Rick Swig, President

Handwritten signature of Julie Rosenberg


Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.

The day after the hearing, I directed Senior Plumbing Inspector Robert Farrow to contact the property owner, Giampaolo Boschetti, and arrange a site visit to clarify in which units the plumbing work would be performed. Senior Inspector Farrow arranged a site visit for the following Monday and confirmed that the plumbing work would be performed in the 3 units facing Union Street known as 472, 474 and 476 Union Street. (Farrow identified the units as lower, middle and upper). Senior Inspector Farrow also stated that no plumbing work was being performed in the rear units. Robert Farrow has been with the Department for 28 years. For the last 21 years he has served as Senior Plumbing Inspector. I've attached Mr. Farrow's emails to me concerning this matter. I had no reason to believe that Mr. Farrow's statements were inaccurate. However, Mr. Bruno stated that he was un satisfied with the Inspection and findings. In the spirit of cooperation, I had arranged for

Inspector Farrow and myself to meet Mr. Bruno at his apartment this afternoon (Monday December 4) to go over his concerns and straighten out any possible miscommunication. Unfortunately, Mr. Bruno was not feeling well and requested that we cancel the inspection. Which, of course, we did. As soon as Mr. Bruno feels better, he will contact us to arrange another inspection.

The plumbing permit was reinstated with the proper unit numbers included in the description of work:



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

DATE AND TIME: 11/27/2023 12:06:52 PM

PERMIT # PW20230822584 **REINSTATED**

Call between 8:00 am and 3:00 pm to schedule an inspection - (628) 652-3400
24-hour Web inspection scheduling at: https://ldbweb02.sfgov.org/dbi_plumbing/
24-hour voice inspection scheduling - (628) 652-3401

Job Location	RENEWAL	AMENDMENT	PID PERMIT #
472 UNION	ST Unit	Unit sfx	BLK/LOT0104 / 021
476 UNION	ST Unit	Unit sfx	BLK/LOT0104 021

472 476 UNION ST

OWNER: BLDG APPL# _____ EID PMT# _____ District **2**

Owner Name **BOSCHETTI GIAMPAOLO** Owner/Contact _____ CA Owner Phone **4158280141**

Owner Address **0**

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7300) of Division 3 of the Business and Professions code, and my license is in full force and effect.

CONTRACTOR: **HOMEOWNER PERMIT:** **Approving Inspector:**

Company Name DUNNE PLUMBING	License # 690001	Class C36	Expiration 06/30/2024	BTRC # 0931774
Address 725 WALNUT AV	City BURLINGAME	State CA	Zip 94010	Phone 4158280141

DESCRIPTION OF WORK COVERED BY THIS PERMIT:

WORK CATEGORY: 2PA; RE-GAS 3 UNITS. RE-COPPER 3 UNITS. RELOCATE 3 WATER HEATERS. NEW FLUE FOR SAME WATER HEATERS. Work to be performed in unit # 472, 474, and 476 Union Street

FEES	MAX INSPECTIONS AVAILABLE	VALUATION	BLDG STDS ADMIN FUND
NUMBER OF ADDITIONAL INSPECTIONS	0 @ 0.00 / 1 EA.	0.00 SURVEY:	0.00
NUMBER OF PLAN REVIEW HOURS:	0 @ 0.00 / 1 EA.	0.00 MISCELLANEOUS:	0.00
NUMBER OF ADMIN HOURS:	0 @ 0.00 / 1 EA.	0.00 FIRE SPRINKLER:	0.00
SINGLE RESIDENTIAL UNIT:	0.00	FIRE SPRINKLER (NEW/REMODEL):	0 @ 0.00 / 1 EA. 0.00
PLUMBING INSTALLATION (WITHOUT)	6 UNITS 255.75	RESTAURANT (NEW/REMODEL):	0 OUTLETS 0.00
PLUMBING INSTALLATION (WITH):	0 UNITS 0.00	Web fee: 0.00	Penalty 0.00 Tech surcharge (2%) 0.00
NEW BOILER INSTALLATION:	0 @ 0.00 / 1 EA. 0.00	TOTAL PERMIT FEE: 256.75	
OFFICE, MERC AND RETAIL BUILDING:	0 @ 0.00 / 1 EA. 0.00		

*** NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5' Effective 8/7/2009 - Permit shall expire 1 year from date of issuance.**

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

Date	Initials	Remarks

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

In conformity with the provisions of Section 3860 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

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

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

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

IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3860 of the Labor Code, that the permit herein applied for shall be deemed voided.

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


PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 49 SOUTH VAN NESS AVE, SAN FRANCISCO, CA 94133

Plumbing Inspector's signatures:

Rough In: _____ Date: _____

Final: _____ Date: _____

Valid For Issuance: Approved Date: 08/22/2023 02:20:14 PM

Chief Plumbing Inspector: 

INSPECTOR'S RECORD
Issued by: **WEBSITE**

Mr. Bruno has expressed concern that the permit was "re-instated" as though this was the wrong process. This is the standard process for any permit Appealed to the Board. Once DBI is notified

that a permit has been appealed, the permit is suspended and status in the Permit Tracking System is changed to 'suspend'. The permit remains suspended until the Board renders its decision. Based on the Board's decision, DBI will either "revoke" the permit or "reinstate" the permit. The "reinstate" status is almost exclusively used for suspended permits. However, there are times when a permit is completed in error or expired in error. If those events occur, we do use to the "reinstate" language to bring the permit back to an active status.

Mr. Bruno has also expressed concern that the violations at the property are being ignored by DBI. I'd like to address each active Notice of Violation (NOV) against the property:

1. NOV # 202200496 was issued by Building Inspector Jimmy Guaiumi on December 23, 2022 for the removal of the plaster from the wall on the ground floor. (This is the wall that Mr. Bruno showed a picture of to the Board). The property owner has not repaired this situation or obtained the proper permits to address this matter. On February 16, 2023. Inspector Guaiumi referred this case to the Code Enforcement Section for further enforcement action. A Director's Hearing was held on May 2, 2023. The result of that hearing was an Order of Abatement being recorded against the property. The Order will not be lifted until all work is completed with and all Assessment of Cost paid.
2. NOV # 20204760 was issued by Housing Inspector Christina Dang on March 16, 2023 for maintenance issues in unit # 3 and the common areas. After several re-inspections and no compliance, a Director's Hearing was held on August 10, 2023. The Hearing Officer returned the case to staff to allow time for the property owner to make repairs. Another inspection performed on November 7, 2023 revealed continued non-compliance. The case is being referred to Director's Hearing again.
3. NOV # 202305216 was also issued by Housing Inspector Christina Dang on March 16, 2023. This NOV addressed various maintenance issues in the common areas. This is the NOV that addresses the construction debris and storage in the garage that Mr. Bruno has mentioned to the Board. There has been substantial non-compliance with this Notice. A Director's Hearing was held on November 9, 2023. The Hearing Officer issued a 14 Day Advisement to gain compliance. The advisement gave the property owner 14 days to correct all violations. If at the end of 14 days, the NOV is not resolved, an Order of Abatement will be issued. The 14 days has passed without compliance, the Order of Abatement is being processed.
4. NOV # 202311891 was issued by Housing Inspector Christina Dang on August 8, 2023 to seismically brace the water heater in unit # 3. There was non-compliance at the September 26, 2023 re-inspection. If there is no compliance soon, this case too will be referred to Director's Hearing.
5. NOV # 202312525 was issued by Plumbing Inspector Michael Allen on August 25, 2023. The NOV directed that the plumbing permit (PW20230822584, which was already suspended by the Board at the time of Inspector Allen's inspection) be amended to identify full scope of work and addresses where work is to be performed.
6. NOV # 202312544 was issued by Housing Inspector Paul Chierici on August 23, 2023 for a leaky faucet in unit # 3 and water damage in unit # 2 below . There was non-compliance at the October 26, 2023 re-inspection. If there is no compliance soon, this case too will be referred to Director's Hearing.

I have attached the Complaint Data Sheets and Notices of Violation for each of these referenced Notices of Violation. While it can appear slow, each of these cases is going through the Code Enforcement Process. The current Orders of Abatement (any future ones) will not be revoked until the violations cited in the associated NOV's are corrected and inspected and all associated fees are paid.

Mr. Bruno has also stated that DBI is rewarding bad behavior by issuing new permits. DBI wants the work to be done properly and to code. The plumbing permit in question is the vehicle by which the work will be inspected to ensure that it is code compliant. The permit is not a "reward".

I hope I have addressed all of the Board's concerns. I did meet with Mr. Bruno this past Monday (November 27) at my office and am happy to work with him in the future. As mentioned before, when Mr. Bruno feels better, we will arrange another inspection of his unit. I will update the Board accordingly.

Please let me know if there are any further questions,

Matt Greene
Acting Deputy Director
Inspection Services
Department of Building Inspection
49 South Van Ness Avenue, 4th Floor
San Francisco, CA 94103
(628) 652-3637
[SF.gov/DBI](https://www.sf.gov/dbi)
[Sign up](#) for customer updates

From: [Farrow, Robert \(DBI\)](#)
To: [Greene, Matthew \(DBI\)](#)
Subject: 472 Union
Date: Monday, October 2, 2023 9:58:56 AM

Matt,

The 3 units in question are for 472 Union St. lower, middle and upper. This is where the recopper, gas, and water heaters are being installed. There is no work without permit in the rear unit.

Bob

From: [Farrow, Robert \(DBI\)](#)
To: [Greene, Matthew \(DBI\)](#)
Subject: 472 Union St
Date: Thursday, September 28, 2023 11:16:07 AM

Matt,

I was able to make contact with Mr. Boschetti in regards to verification and proper description of the work scope under Plumbing Permit PW20230822584. The appointment for the site visit is set for this coming Monday at 9am. I will follow up with an email to inform you of the outcome after the site inspection is completed

Robert Farrow
Senior Plumbing Inspector



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202200496

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 BOSCHETTI GIAMPAOLO
 955 PRAGUE ST
 SAN FRANCISCO CA

DATE FILED: 20-DEC-22
LOCATION: 15 NOBLES AL
BLOCK: 0104 **LOT:** 021
SITE:

94112
OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RATING: **OCCUPANCY CODE**
RECEIVED BY: Audrey Gee **DIVISION:** INS
COMPLAINT SOURCE: OFFICE VISIT

COMPLAINANT: marc bruno
 marcabruno@yahoo.com

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE 415-434-1528

DESCRIPTION: I am atenant at 15 nobles alley a.k.a 472 union st (block/lot 0104/021). The landlord owner of the buikding, Paul Boschetti, is proceeding w unpermitted work to create an A.D.U claiming, that a seventh unit already existed in the basement of 15 Nobles. But it doesn't. I have lived at 15 Nobles Alley for 36 Years, 8 months. The area of the building Mr. Boschetti is demolishing + rebuilding never has been occupied by anyone.

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	LAM	6383		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
17-FEB-23	Suzanna Wong	CES	Per Jimmy Guaiumi

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
20-DEC-22	CASE OPENED	BID	C WEAVER	CASE RECEIVED	
21-DEC-22	OTHER BLDG/HOUSING VIC	BID	J GUAIUMI	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM; slw
22-DEC-22	OTHER BLDG/HOUSING VIC	BID	J GUAIUMI	CASE UPDATE	Took photos of the non-permitted work at ground floor. NOV TO FOLLOW. JG Posted NOV. JG
23-DEC-22	OTHER BLDG/HOUSING VIC	BID	J GUAIUMI	CASE UPDATE	
23-DEC-22	OTHER BLDG/HOUSING VIC	INS	J GUAIUMI	FIRST NOV SENT	1st NOV issued per JG; ag
23-DEC-22	OTHER BLDG/HOUSING VIC	INS	J GUAIUMI	CASE UPDATE	1st NOV mailed; ag
23-DEC-22	OTHER BLDG/HOUSING VIC	BID	J GUAIUMI	CASE UPDATE	Per Insp J. Guaiumi's email dated 12/23/22, updated his entry made on 12/22/22 from "in-permitted" to "non-permitted". CB



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202200496

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
16-FEB-23	OTHER BLDG/HOUSING VIC BID	J	GUA IUMI	FINAL WARNING LETTER ISSUED	no permit filed to comply with NOV. JG
16-FEB-23	OTHER BLDG/HOUSING VIC BID	J	GUA IUMI	FINAL WARNING LETTER SENT	refer to CES. JG
17-FEB-23	OTHER BLDG/HOUSING VIC BID	J	GUA IUMI	CASE UPDATE	Final warning letter mailed; slw
17-FEB-23	OTHER BLDG/HOUSING VIC BID	J	GUA IUMI	REFERRED TO OTHER DIV	Case referred to CES per JG; slw
17-FEB-23	OTHER BLDG/HOUSING VIC CES	J	HINCHION	CASE UPDATE	Case received in CES - CP
17-MAR-23	OTHER BLDG/HOUSING VIC CES	G	LAM	REFER TO DIRECTOR'S HEARING	Case reviewed. There are no permits to address the NOV. Schedule for directors hearing for 5/2/23. -GL
17-MAR-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Responded to emails. -GL
14-APR-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	DH package prepared
17-APR-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	DH package sent via certified mail - CP
19-APR-23	OTHER BLDG/HOUSING VIC CES	G	LAM	DIRECTOR HEARING NOTICE POSTED	DH Notice Posted. Pictures Processed. -GL
02-MAY-23	OTHER BLDG/HOUSING VIC CES	J	HINCHION	DIRECTOR'S HEARING DECISION	Ok to issue OOA per HO (J.N.) with staff recommendation - owner/rep not present at DH. Jh
08-MAY-23	OTHER BLDG/HOUSING VIC CES	G	LAM	ORDER OF ABATEMENT ISSUED	OOA Being Issued. -GL
08-MAY-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	IB Inspector Fees and MMF Processed. (12/23/22-5/8/23) -GL
19-MAY-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	Processed OOA and IB-hb
23-MAY-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	CM OOA to owners on file-hb
23-MAY-23	OTHER BLDG/HOUSING VIC CES	G	LAM	ORDER OF ABATEMENT POSTED	OOA Posted. Pictures Processed. -GL
21-JUN-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	OOA sent to Assessor's for recording-RQ
06-JUL-23	OTHER BLDG/HOUSING VIC CES	G	LAM	CASE UPDATE	IB paid-tm

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
NOV (HIS)	NOV (BID)		
	23-DEC-22		



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202200496
 DATE: 23-DEC-22

ADDRESS: 15 NOBLES AL

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 0104 LOT: 021

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 MAILING BOSCHETTI GIAMPAOLO
 ADDRESS 955 PRAGUE ST
 SAN FRANCISCO CA

PHONE #: --

94112

PERSON CONTACTED @ SITE: BOSCHETTI GIAMPAOLO

PHONE #: --

VIOLATION DESCRIPTION:

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

A complaint investigation has revealed demo of plaster walls at the ground floor without the benefit of a building permit. Possibly an un-permitted toilet and sink was also observed.
 Code/Section: SFBC 103.A

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

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

- FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

File for and obtain building permit for all work at ground floor. If alterations to the layout of the lower storage area are to be made, then plans will be required. Permit application must state to comply with NOV. Obtain all required inspections to abate this NOV

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: REINSPECTION FEE \$ NO PENALTY
 (WORK W/O PERMIT PRIOR TO 9/1/60)
- APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$900

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Jimmy Guaiumi

PHONE # 628-652-3446

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202304760

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 BOSCHETTI GIAMPAOLO
 955 PRAGUE ST
 SAN FRANCISCO CA

DATE FILED: 08-MAR-23
 LOCATION: 15 NOBLES AL
 BLOCK: 0104 LOT: 021
 SITE:

94112

RATING: 4 Years OCCUPANCY CODE R-2

OWNER'S PHONE --
 CONTACT NAME BOSCHETTI GIAMPAOLO
 CONTACT PHONE --

RECEIVED BY: Bernedette Perez DIVISION: HIS
 COMPLAINT SOURCE: E-MAIL

COMPLAINANT: MARC BRUNO

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE 415-434-1528

DESCRIPTION: Storm doors are in disrepair.--Not secured
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	DANG	6337	3	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
08-MAR-23	CASE OPENED	HIS	C DANG	CASE RECEIVED	
13-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	TELEPHONE CALLS	Insp. Dang scheduled initial inspection with complainant.
16-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	INSPECTION OF PREMISES MADE	Inspector Dang investigated the complaint at the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation identified by Complaint Tracking #202304760.
16-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	FIRST NOV SENT	
16-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : ;# of postings left on building: 1;Locations : ;Unit #s mailed posting: 1.
20-APR-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 1	All violations outstanding.



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202304760

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
20-APR-23	GENERAL MAINTENANCE	HIS	C DANG	FINAL WARNING LETTER ISSUED	
20-APR-23	GENERAL MAINTENANCE	HIS	C DANG	FINAL WARNING LETTER SENT	
23-MAY-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 2	All violations outstanding.
23-MAY-23	GENERAL MAINTENANCE	HIS	C DANG	CASE UPDATE	#6- repaired but no permits acquired.
23-MAY-23	GENERAL MAINTENANCE	HIS	C DANG	REFER TO DIRECTOR'S HEARING	
27-JUL-23	GENERAL MAINTENANCE	HIS	B NG	DIRECTOR HEARING NOTICE POSTED	
31-JUL-23	GENERAL MAINTENANCE	HIS	C DANG	CASE UPDATE	All violations outstanding.
08-AUG-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 3	Reinspected premise, outstanding- #2,3,4b,5,6. Completed: #4a
10-AUG-23	GENERAL MAINTENANCE	HIS	L BARAHONA	DIRECTOR'S HEARING DECISION	Owner/Owner Agent was present. Director's Decision was to return to staff.
03-OCT-23	GENERAL MAINTENANCE	HIS	C DANG	FINAL WARNING LETTER ISSUED	
03-OCT-23	GENERAL MAINTENANCE	HIS	C DANG	FINAL WARNING LETTER SENT	
07-NOV-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 4	Reinspected premise, outstanding- #2,3,4b,5,6. Completed: #4a
07-NOV-23	GENERAL MAINTENANCE	HIS	C DANG	CASE UPDATE	Owner and complainant did not appear at premise, did not gain access. See Reinspection date 8/8/23.
16-NOV-23	GENERAL MAINTENANCE	HIS	C DANG	REFER TO DIRECTOR'S HEARING	

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)

17-MAR-23



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202304760

OWNER/AGENT: BOSCHETTI GIAMPAOLO

DATE: 17-MAR-23

MAILING

ADDRESS: BOSCHETTI GIAMPAOLO
955 PRAGUE ST
SAN FRANCISCO CA

LOCATION: 15 NOBLES AL

BLOCK: 0104 **LOT :** 021

NOTICE TYPE: COMPLAINT

94112

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	15 NOBLES ALLEY #3 AND ALL COMMON AREAS.
2 REPAIR DAMAGED WALLS AND CEILINGS (1001 SFHC)	In the bathroom, present of damaged walls and ceilings. Repair or replace. If replaced, PERMITS REQUIRED.
3 REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE LEAD HAZARD WARNING. (1001-b,d,k, 1301 SFHC)	Repaint all areas where paint is removed or damaged or where surfaces are repaired.
4 REPAIR WINDOWS (505, 1001 SFHC)	In the following areas, present of damaged frame and glass of windows: a) kitchen b) bathroom Repair or replace. If replaced, PERMITS REQUIRED.
5 BID PERMITS (301 SFHC, 106A SFBC)	Repairs cited in this Notice may require a Building Permit. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit. This case cannot be abated until the Housing Inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On reinspection day, present to the Housing Inspector the Job Card, plans and permits indicating that all work under building permit is complete. Prior to reinspection by Housing Inspector, call Building Inspector for required inspections.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202304760

6 INSPECTOR COMMENTS.

It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing the Inspector access to interior common areas, storage rooms, boiler room, garages, exit paths, basement and rear of building and to all areas cited within this Notice. It is the responsibility of the property owner to provide tenants with notification, as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during reinspection(s).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 20 April 2023 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Christina H. Dang AT 628-652-3386

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202305216

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 BOSCHETTI GIAMPAOLO
 955 PRAGUE ST
 SAN FRANCISCO CA

DATE FILED: 17-MAR-23
 LOCATION: 15 NOBLES AL
 BLOCK: 0104 LOT: 021
 SITE:

94112

RATING: 4 Years OCCUPANCY CODE R-2

OWNER'S PHONE --

RECEIVED BY: Christina H. Dang DIVISION: HIS

CONTACT NAME

COMPLAINT SOURCE: ROUTINES

CONTACT PHONE --

COMPLAINANT: HIS
 15 Nobles Alley

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE --

DESCRIPTION: ROUTINE INSPECTION
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	DANG	6337	3	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
16-MAR-23	CASE OPENED	HIS	C DANG	CASE RECEIVED	
16-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	INSPECTION OF PREMISES MADE	Inspector Dang investigated the complaint at the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation identified by Complaint Tracking #202305216.
16-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	FIRST NOV SENT	
16-MAR-23	GENERAL MAINTENANCE	HIS	C DANG	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : ;# of postings left on building: 1;Locations : ;Unit #s mailed posting: 1.
20-APR-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 1	All violations outstanding.
20-APR-23	GENERAL MAINTENANCE	HIS	C DANG	FINAL WARNING LETTER ISSUED	



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202305216

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
20-APR-23	GENERAL MAINTENANCE	HIS	C DANG	FINAL WARNING LETTER SENT	
23-MAY-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 2	Inspector Christina Dang performed a reinspection at the subject property and found that the following items identified on the Notice of Violation issued were: a) outstanding: #2,3,4,5,7,8,9 b) partially corrected: #6- permits required, work is done with no permits
23-MAY-23	GENERAL MAINTENANCE	HIS	C DANG	REFER TO DIRECTOR'S HEARING	
30-OCT-23	GENERAL MAINTENANCE	HIS	C DANG	DIRECTOR HEARING NOTICE POSTED	Posted DH on premise.
09-NOV-23	GENERAL MAINTENANCE	HIS	J LAWRIE	DIRECTOR'S HEARING DECISION	The owner was represented, a 14-day advisement and a 30-day Order of Abatement was issued.
15-NOV-23	GENERAL MAINTENANCE	HIS	C DANG	TELEPHONE CALLS	Attempted to contact owner/owner's rep. Left message.

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	17-MAR-23		



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202305216

OWNER/AGENT: BOSCHETTI GIAMPAOLO

DATE: 17-MAR-23

MAILING

ADDRESS: BOSCHETTI GIAMPAOLO
955 PRAGUE ST
SAN FRANCISCO CA
94112

LOCATION: 15 NOBLES AL

BLOCK: 0104 LOT: 021

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	15 NOBLES ALLEY AND ALL COMMON AREAS.
2 PROVIDE SECTION 604 AFFIDAVIT (604 SFHC)	Provide affidavit of structural maintenance for all exterior appendages. Have a licensed general contractor, structural pest control licensee, or licensed professional architect or engineer inspect all exterior decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes and all parts thereof and verify that each inspected area is in a safe and good working condition. A blank affidavit form, to be completed and returned, is attached to this Notice of Violation. Until affidavit is received, case cannot be abated. See attached.
3 SELF CERTIFIED SMOKE ALARMS AND CARBON MONOXIDE ALARMS AFFIDAVIT (420 SFBC)	Provide self-certification of the numbers of smoke and carbon monoxide detectors installed in the building. A blank affidavit form, to be completed and returned, is attached to this Notice of Violation. Until affidavit is received, case cannot be abated. See attached.
4 MAINTAIN FIRE ESCAPE DROP LADDER (801, 1001-b,m SFHC)	On reinspection day, owner or owner's representative must demonstrate the workability of all fire escape drop ladders or provide a certificate from a fire escape maintenance company indicating that the drop ladders are in good working condition.
5 PROVIDE EXIT SIGNS (1013 SFBC)	At time of inspection, no present of exit signs. Provide.
6 REPAIR STAIRWAY (802 SFHC)	At the rear stairway, several parts of the staircase was damaged or deteriorated. Have licensed contractor to identify the damaged or deteriorated wood membranes on this staircase. Repair or replace this staircase in an approved manner. PERMITS REQUIRED.
7 REPAIR DOOR (1001 SFHC)	At the back stairway, door under stairs damaged. Repair or replace. If replaced, PERMITS REQUIRED.
8 REMOVE EXCESSIVE STORAGE FROM GARAGE (1001-b,d,l,k SFHC)	At time of inspection, present of construction debris and storage in garage. Remove or provide fire sprinklers. If fire sprinklers installed, PERMITS REQUIRED.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202305216

9 BID, EID & PID PERMITS (301 SFHC)

Repairs cited in this Notice may require a Building, Plumbing and /or Electrical Permit. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). This case cannot be abated until the Housing Inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On reinspection day, present to the Housing Inspector the Job Card, plans and permits indicating that all work under building, plumbing and electrical permits is complete. Prior to reinspection by Housing Inspector, call Building, Plumbing and Electrical Inspectors for required inspections.

10 INSPECTOR COMMENTS.

It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing the Inspector access to interior common areas, storage rooms, boiler room, garages, exit paths, basement and rear of building and to all areas cited within this Notice. It is the responsibility of the property owner to provide tenants with notification, as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during reinspection(s).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 20 April 2023 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Christina H. Dang AT 628-652-3386

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202311891

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 BOSCHETTI GIAMPAOLO
 955 PRAGUE ST
 SAN FRANCISCO CA

DATE FILED: 08-AUG-23
 LOCATION: 15 NOBLES AL
 BLOCK: 0104 LOT: 021
 SITE:

94112

RATING: 4 Years OCCUPANCY CODE R-2

OWNER'S PHONE --

RECEIVED BY: Christina H. Dang DIVISION: HIS

CONTACT NAME

COMPLAINT SOURCE: FIELD OBSERVATION

CONTACT PHONE --

COMPLAINANT: Marc Bruno
 15 Nobles Alley #3

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE 415-800-9139

DESCRIPTION: Seismic brace missing
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	DANG	6337	3	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
08-AUG-23	CASE OPENED	HIS	C DANG	CASE RECEIVED	
08-AUG-23	GENERAL MAINTENANCE	HIS	C DANG	INSPECTION OF PREMISES MADE	Inspector Dang investigated the complaint at unit #3 of the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation.
08-AUG-23	GENERAL MAINTENANCE	HIS	C DANG	FIRST NOV SENT	
08-AUG-23	GENERAL MAINTENANCE	HIS	C DANG	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : ;# of postings left on building: 1;Locations : ;Unit #s mailed posting: 1.
26-SEP-23	GENERAL MAINTENANCE	HIS	C DANG	REINSPECTION 1	All violations outstanding. Reinspected premise.



City and County of San Francisco
Department of Building Inspection
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202311891

COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		

08-AUG-23



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202311891

OWNER/AGENT: BOSCHETTI GIAMPAOLO

DATE: 08-AUG-23

MAILING

ADDRESS: BOSCHETTI GIAMPAOLO
955 PRAGUE ST
SAN FRANCISCO CA

LOCATION: 15 NOBLES AL

BLOCK: 0104 **LOT :** 021

NOTICE TYPE: COMPLAINT

94112

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	15 NOBLES ALLEY #3 AND ALL COMMON AREAS.
2 PROVIDE WATER HEATER SEISMIC BRACE (1001g SFHC)	At the kitchen, water heater is missing a seismic brace. Provide.
3 INSPECTOR COMMENTS.	It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing the Inspector access to interior common areas, storage rooms, boiler room, garages, exit paths, basement and rear of building and to all areas cited within this Notice. It is the responsibility of the property owner to provide tenants with notification, as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during reinspection(s).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 26 September 2023 10:30 AM
IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .
CONTACT HOUSING INSPECTOR : Christina H. Dang AT 628-652-3386

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202312525

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 BOSCHETTI GIAMPAOLO
 955 PRAGUE ST
 SAN FRANCISCO CA

DATE FILED: 22-AUG-23
LOCATION: 15 NOBLES AL
BLOCK: 0104 **LOT:** 021
SITE:

94112

RATING: **OCCUPANCY CODE**

OWNER'S PHONE --

RECEIVED BY: Jackie Tran **DIVISION:** BID

CONTACT NAME

COMPLAINT SOURCE: BID REFERRAL

CONTACT PHONE --

COMPLAINANT: Marc Bruno

ASSIGNED TO DIVISION: PID

COMPLAINANT'S PHONE --

DESCRIPTION: They are doing construction work outside the job scope of their current permit.

INSTRUCTIONS: 8/18 Additional complaint: There is an existing Order of Abatement on this property under NOV# 202200496. There are 15 outstanding HIS violation - NOV #202304760 & #202305216. Complainant was told by CES yesterday 8/17/23 that there should be a "restriction or block", however there is none. For that reason, plumbing did not know of these issues when given a plumbing permit under PW20230802013.

8/22 additional: The current plumbing permit is for one unit only but they are working on all 6 units.

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
PID	ALLEN	6370		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
22-AUG-23	CASE OPENED	PID	M ALLEN	CASE RECEIVED	
22-AUG-23	OTHER BLDG/HOUSING VIC	BID	M ALLEN	CASE UPDATE	Referred to PID from 202312376 per Dave Gordon-jt
24-AUG-23	OTHER BLDG/HOUSING VIC	PID	M ALLEN	CASE UPDATE	Research permits - two recent: 1st - issued for 472 Union St. (Top unit of three) - no insp to date. ; 2nd - recently suspended permit is pending a Board of Appeals hearing. also 472 Union St. Appt - site insp - met with complainant - discussed concerns. Observed work has stopped - no contractor working at property. Partly occupied bldg. was shown new H/C water piping started in the interior shared light-well /back stairs & an Apt WH loc which



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202312525

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
24-AUG-23	OTHER BLDG/HOUSING	VICPID	M ALLEN	CASE UPDATE	<p>matches the type of work / work descr of the suspended permit. Discussed code aspects that are part of CPC & CMC 2021 . And, that civil rules & agreements btwn property owner & tenant : notification & access - are outside of the plbg code & jurisdiction. The suspended permit description currently describes ¿three¿ locations at property - but not clearly. If scope of work includes or expands to more or all units of this block/lot - that will need to be added to the description. Or, obtain an additional plbg permit to match & describe the different street addresses. (15 Nobles Alley - # 1, 2, 3).</p> <p>Research permits - two recent: 1st - issued for 472 Union St. (Top unit of three) - no insp to date. ; 2nd - recently suspended permit is pending a Board of Appeals hearing. also 472 Union St. Appt - site insp - met with complainant - discussed concerns. Observed work has stopped - no contractor working at property. Partly occupied bldg. was shown new H/C water piping started in the interior shared light-well /back stairs & an Apt WH loc which matches the type of work / work descr of the suspended permit. Discussed code aspects that are part of CPC & CMC 2021 . And, that civil rules & agreements btwn property owner & tenant : notification & access - are outside of the plbg code & jurisdiction. The suspended permit description currently describes ¿three¿ locations at property - but not clearly. If scope of work includes or expands to more or all units of this block/lot - that will need to be added to the description. Or, obtain an additional plbg permit to match & describe the different street addresses. (15 Nobles Alley - # 1, 2, 3).</p>
25-AUG-23	OTHER PLUMB VIOLATN	BID	M ALLEN	FIRST NOV SENT	1st NOV issued by MA; slw
25-AUG-23	OTHER PLUMB VIOLATN	BID	M ALLEN	CASE UPDATE	1st NOV mailed; slw
25-AUG-23	OTHER PLUMB VIOLATN	PID	M ALLEN	CASE UPDATE	Active permit required & amend permit description to include all addresses & scope. NOV . Written - posted
12-OCT-23	OTHER PLUMB VIOLATN	PID	M ALLEN	CASE UPDATE	PTS check - 2nd permit has been re-instated after appeals hearing - with amended desc for 472 - 474 - 476 Union St.



City and County of San Francisco
Department of Building Inspection
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202312525

COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	25-AUG-23		



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202312525
 DATE: 25-AUG-23

ADDRESS: 15 NOBLES AL

OCCUPANCY/USE: ()

BLOCK: 0104 LOT: 021

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 MAILING BOSCHETTI GIAMPAOLO
 ADDRESS 955 PRAGUE ST
 SAN FRANCISCO CA

PHONE #: --

94112

PERSON CONTACTED @ SITE: BOSCHETTI GIAMPAOLO

PHONE #: --

VIOLATION DESCRIPTION:

CODE/SECTION#
 CPC 103.1

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

Same bldg - block/lot with multiple street addresses. Work exceeding described scope - a 2nd permit was obtained for this work - has been temp suspended - pending Board of Appeals hearing. Permit description needs to be amended to identify full scope of work and all addresses.

Code/Section: CPC Ch1

Monthly monitoring fee applies.

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

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN 60 DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Active contractor needs to amend permit description to describe full work scope and all addresses.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

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

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Michael J Allen

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

By:(Inspectors's Signature) _____



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202312544

OWNER/AGENT: BOSCHETTI GIAMPAOLO
 BOSCHETTI GIAMPAOLO
 955 PRAGUE ST
 SAN FRANCISCO CA

DATE FILED: 23-AUG-23

LOCATION: 15 NOBLES AL

BLOCK: 0104 LOT: 021

SITE:

RATING: 4 Years

OCCUPANCY CODE R-3

94112

OWNER'S PHONE --

RECEIVED BY: Paul Chierici DIVISION: HIS

CONTACT NAME

COMPLAINT SOURCE: FIELD OBSERVATION

CONTACT PHONE --

COMPLAINANT: HIS

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE --

DESCRIPTION: Unit 3 tub leaking into ceiling of unit 2 bathroom
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	CHIERICI	6376	15	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
22-AUG-23	CASE OPENED	HIS	P CHIERICI	CASE RECEIVED	
22-AUG-23	GENERAL MAINTENANCE	HIS	P CHIERICI	INSPECTION OF PREMISES MADE	Inspector Chierici, while re-inspecting for complaint # 202311890, at the subject property on Tuesday, August 23, 2022 at 1:30 PM observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation identified by Complaint Tracking # 202312544.
23-AUG-23	GENERAL MAINTENANCE	HIS	P CHIERICI	FIRST NOV SENT	
24-AUG-23	GENERAL MAINTENANCE	HIS	P CHIERICI	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: ;Locations : ;Unit #s mailed posting: .
21-SEP-23	GENERAL MAINTENANCE	HIS	P CHIERICI	REINSPECTION 1	Inspector Chierici attempted to perform a re-inspection at the subject property on



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202312544

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
					Thursday, September 21, 2023 at 1:30 PM as specified on the Notice of Violation issued on August 23, 2023, the property owner/agent failed to provide access as required by the Notice of Violation.
21-SEP-23	GENERAL MAINTENANCE	HIS	P CHIERICI	FINAL WARNING LETTER SENT	
26-SEP-23	GENERAL MAINTENANCE	HIS	P CHIERICI	TELEPHONE CALLS	Responded to complainants email.
26-OCT-23	GENERAL MAINTENANCE	HIS	P CHIERICI	REINSPECTION 2	Inspector Chierici conducted a re-inspection on Thursday, October 26, 2023 at 1:30 PM at the subject property and found that all items identified on the Notice of Violation issued on August 23, 2023 remain outstanding.

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	23-AUG-23		



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202312544

OWNER/AGENT: BOSCHETTI GIAMPAOLO

DATE: 23-AUG-23

MAILING

ADDRESS: BOSCHETTI GIAMPAOLO
955 PRAGUE ST
SAN FRANCISCO CA
94112

LOCATION: 15 NOBLES AL

BLOCK: 0104 **LOT :** 021

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This Notice includes violations of the San Francisco Housing Code. Unless noted otherwise, all violations were observed on the date of inspection at 15 Nobles Al, units 2 and 3.
2 REPAIR FAUCET (505(g),1001(f) HC).	Unit 3: Bathroom vanity hot water faucet side fails to shut off completely. Repair so that water no longer is leaking, using approved materials and methods.
3 REPAIR DAMAGED CEILINGS (1001b,h,o HC)	Unit 3: Bathroom claw foot tub floor was wet and puddling around waste and overflow, causing water intrusion directly below into Unit 2's bathroom ceiling. Locate source of leak, repair using approved materials and methods.
4 LEAD HAZARD WARNING: Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.	Unit 2: After leak from unit 3's bathroom is repaired and tested. Repair ceiling damage caused by the water intrusion, ensure all affected areas are dry, before any patching and painting is to begin.

For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.327, SFEBC)
Informational packets are available at (415) 558-6088.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST.
Ordinance #446-97.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202312544

5 INSPECTOR COMMENTS

IMPORTANT NOTE: Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code.

Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. When you apply for a Permit, reference the complaint number from this Notice of Violation.

It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). THIS CASE CAN NOT BE ABATED UNTIL THE HOUSING INSPECTOR MAKES A FINAL INSPECTION TO VERIFY THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND FINALIZED. ON REINSPECTION DAY, PRESENT TO THE HOUSING INSPECTOR THE JOB CARD, PERMIT APPLICATION AND PERMITS INDICATING THAT ALL REQUIRED WORK UNDER PERMIT IS COMPLETE. PRIOR TO REINSPECTION BY HOUSING INSPECTOR, CALL BUILDING, ELECTRICAL AND/OR PLUMBING INSPECTOR(S) FOR REQUIRED INSPECTION(S).

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector. Provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection. You can reach Inspector Chierici @ 628.652.3439 or by email at paul.chierici@sfgov.org.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 21 September 2023 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Paul Chierici AT 628-652-3439

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

From: [Longaway, Alec \(BOA\)](#)
To: [Rosenberg, Julie \(BOA\)](#)
Subject: FW: Appeal of Plumbing Permit Reinstatement PW20230822584; Block/Lot 0104/ 021
Date: Friday, December 8, 2023 10:55:00 AM
Attachments: [Appl P.D. Permit PW20230822584.pdf](#)
[PW 20230822584 Reinstated 10.11.23.png](#)

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

The Board's physical office is open to the public by appointment only. Please email boardofappeals@sfgov.org or call 628-652-1150 if you would like to meet with a staff member.

From: Marc Bruno <marcabruno@yahoo.com>
Sent: Thursday, October 26, 2023 4:58 PM
To: Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>
Cc: Marc Bruno <marcabruno@yahoo.com>
Subject: Appeal of Plumbing Permit Reinstatement PW20230822584; Block/Lot 0104/ 021

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Appeal of Plumbing Permit Reinstatement PW20230822584; Block/Lot 0104/021

Contrary to the agreement, understanding and representation made to Appellant, to the public and to the San Francisco Board of Appeals at the hearing concerning this matter on September 27, 2023 the Department of Building Inspection did **not inspect** all six units of the building in question (in fact they might have inspected **none** of them) since the hearing on September 27.

Mr. Swig, Board President, asked DBI representative Matthew Greene at the hearing,

"How do we know that work hasn't already been done in the additional units? This is what happens when illegal work is done." **SFGOV-TV Video @ 3:13:40**

Other Board Members expressed this same concern, to which Mr. Greene replied, "Grant the appeal with the addition of the proper addresses. **But prior to that, a representative of the Plumbing Inspection Division will walk the building and verify what is being done.**[**SFGOV-TV Video @ 3:13:51 through 3:14:15.**]

No such inspection has occurred, and it is now 15 days following the reinstatement of the permit. It was not done, as promised, prior to the permit being issued, and it has not been done since then.

If Appellant does not file an objection to the permit today, the failure of DBI to follow through on its proffered inspection of the entire building may never be fulfilled. Indeed, the false use of building plans in 2019 and the misuse of the City Code just two months ago at this same address was not corrected by DBI until the undersigned Appellant brought these matters to the attention of the City on the final day he was eligible to do so.

As then, the undersigned Appellant has been patient, waiting for the City until the last day that he may protest for the City to fulfill its obligations. That is, today.

* * *

Mr. Greene of D.B.I. promised to acquire the building owner's contact information at the end of the hearing September 27 and set-up an inspection the following week. He said, "I will get Mr. Boschetti's contact information at the end of this hearing. We will arrange an inspection for next week." **SFGOV-TV Video @ 3:29:31**

This was never done, at least, not in Appellant's unit. They have never contacted me to come inside, and they have never inspected my unit, where illegal work was done.

Based on a reasonable interpretation of these words at the hearing, and on the BOA's thanking Mr. Greene for agreeing to this, Appellant did not ask for a re-

hearing, but patiently waited for the DBI to do what was expressly promised. No such inspection has ever occurred. Today, October 26, is 15 days following the reinstatement of the permit, **Permit PW20230822584**.

The Appellant in this matter is not an attorney, only a tenant who cares about the safety of where he lives. Mr. Green admitted at the hearing on September 27 that there is a "fire hazard" in the building garage [**SFGOV-TV Video @ 3:06.20**], a hazard described by the City's Housing Inspector as a direct consequence of construction material. For this additional reason, Greene's promise to have the building inspected by the Senior Plumbing Inspector has consequences for appellant and everyone who lives here.

The above statement is true and correct, based on my information and belief.

Signed: Marc Bruno Electronic Signature

Dated: October 26, 2023

Marc Bruno,
Appellant
15 Nobles Alley, Apartment 3 / San Francisco CA 94133
415-434-1528 Home/ Landline marcabruno@yahoo.com

Here is Building Owner's Contact Information:
Paul Boschetti <aida@sonic.net> ; 415-310-2140 (Cell)

Appeal of Plumbing Permit Reinstatement PW20230822584; Block/Lot 0104/ 021

Contrary to the agreement, understanding and representation made to Appellant, to the public and to the San Francisco Board of Appeals at the hearing concerning this matter on September 27, 2023 the Department of Building Inspection did **not inspect** all six units of the building in question (in fact they might have inspected **none** of them) since the hearing on September 27.

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As then, the undersigned Appellant has been patient, waiting for the City until the last day that he may protest for the City to fulfill its obligations. That is, today.

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This was never done, at least, not in Appellant's unit. They have never contacted me to come inside, and they have never inspected my unit, where illegal work was done.

Based on a reasonable interpretation of these words at the hearing, and on the BOA's thanking Mr. Greene for agreeing to this, Appellant did not ask for a re-hearing, but patiently waited for the DBI to do what was expressly promised. No such inspection has ever occurred. Today, October 26, is 15 days following the re-instatement of the permit, **Permit PW20230822584.**

The Appellant in this matter is not an attorney, only a tenant who cares about the safety of where he lives. Mr. Green admitted at the hearing on September 27 that there is a "fire hazard" in the building garage [**SFGOV-TV Video @ 3:06.20**], a hazard described by the City's Housing Inspector as a direct consequence of construction material. For this additional reason, Greene's promise to have the building inspected by the Senior Plumbing Inspector has consequences for appellant and everyone who lives here.

The above statement is true and correct, based on my information and belief.

Signed: Marc Bruno Electronic Signature

Dated: October 26, 2023

Marc Bruno, Appellant
15 Nobles Alley, Apartment 3 / San Francisco CA 94133
415-434-1528 Home/ Landline marcabruno@yahoo.com

Here is Building Owner's Contact Information:
Paul Boschetti <aida@sonic.net> ; 415-310-2140 (Cell)

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San Francisco

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Welcome to our Permit / Complaint Tracking System!

Plumbing Permit Details Report

Report Date: 10/18/2023 4:08:37 PM

Application Number: PW20230822584

Address(es): 0104 / 021 : 472 UNION ST

Description: WORK CATEGORY: 2PA; RE-GAS 3 UNITS. RE-COPPER 3 UNITS. RELOCATE 3 WATER HEATERS. NEW FLUE FOR SAME WATER HEATERS. WORK TO BE PERFORMED IN UNIT # 472,474, AND 476 UNION STREET

Stage:

Action Date	Stage	Comments
10/11/2023	REINSTATED	Per BOA NOD 23-037. Ok per M. Greene.
8/22/2023	SUSPENDED	Per BOA Appeal No. 23-037
8/22/2023	ISSUED	

Contractor Details:

License Number: 690001

Name: TERRENCE DUNNE

Company Name: DUNNE PLUMBING

Address: 725 WALNUT AV BURLINGAME CA, 94010

Phone: 4158280141

Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspection Details:

Activity Date	Inspector	Inspection Description	Inspection Status
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Appeal of Permitting Permit Reissuance, PPA 20230012984, Block 3, of Block 271
City of San Francisco, understanding and representing a trade or profession, to the
public and to the San Francisco Board of Appeals, the hearing concerning that matter
on September 27, 2023. The Department of Building Inspection did not inspect all the
units of the building (and some of them) since

**Handout to Board of Appeals Members, Executive Director,
Legal Assistant and City Attorney (Eight Copies)
re Appeal of Permit at 15 Nobles Alley / 472 Union Street**

at the
Board of Appeals Meeting of November 1, 2023

Other Board members expressed this same concern, to which Mr. Gomez replied, "Grant
the appeal with the addition of the proper addresses. But prior to that, a representative
of the Permitting Inspection Division will walk the building and verify what is being
done." [SFCOV-TV Video @ 3:13:40 through 3:14:15]

His work inspection has occurred, and it is now 15 days following the reissuement of the
permit. It was not done, as promised, prior to the permit being issued, and it has not been
done since then.

If Appellant does not file an objection to the permit review, the failure of DHI to follow
through on its promised inspection of the entire building may never be fulfilled. Indeed,
the time set of building inspection is 15 days and the intent of the City Code just two months
ago at this time address violation occurred by DHI with the undersigned Appellant
at night time and on the last day of the City on the final day he was eligible to do so.
Appellant did not want to put Appellant's name on record, waiting for the City until the last
day and he was not aware of the City's obligations. That is, today.

Appeal of Plumbing Permit Reinstatement PW20230822584; Block/Lot 0104/ 021

Contrary to the agreement, understanding and representation made to Appellant, to the public and to the San Francisco Board of Appeals at the hearing concerning this matter on September 27, 2023 the Department of Building Inspection did **not inspect** all six units of the building in question (in fact they might have inspected **none** of them) since the hearing on September 27.

Mr. Swig, Board President, asked DBI representative Matthew Greene at the hearing, "How do we know that work hasn't already been done in the additional units? This is what happens when illegal work is done." **SFGOV-TV Video @ 3:13:40**

Other Board Members expressed this same concern, to which Mr. Greene replied, "Grant the appeal with the addition of the proper addresses. **But prior to that, a representative of the Plumbing Inspection Division will walk the building and verify what is being done.** [SFGOV-TV Video @ 3:13:51 through 3:14:15.]

No such inspection has occurred, and it is now 15 days following the reinstatement of the permit. It was not done, as promised, prior to the permit being issued, and it has not been done since then.

If Appellant does not file an objection to the permit today, the failure of DBI to follow through on its proffered inspection of the entire building may never be fulfilled. Indeed, the false use of building plans in 2019 and the misuse of the City Code just two months ago at this same address was not corrected by DBI until the undersigned Appellant brought these matters to the attention of the City on the final day he was eligible to do so.

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This was never done, at least, not in Appellant's unit. They have never contacted me to come inside, and they have never inspected my unit, where illegal work was done.

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The above statement is true and correct, based on my information and belief.

Signed: Marc Bruno Electronic Signature

Dated: October 26, 2023

Marc Bruno, Appellant
15 Nobles Alley, Apartment 3 / San Francisco CA 94133
415-434-1528 Home/ Landline marcabruno@yahoo.com

Here is Building Owner's Contact Information:
Paul Boschetti <aida@sonic.net> ; 415-310-2140 (Cell)

From: [Greene, Matthew \(DBI\)](#)
To: [Rosenberg, Julie \(BOA\)](#)
Cc: [Longaway, Alec \(BOA\)](#)
Subject: FW: 472 Union
Date: Wednesday, October 4, 2023 2:42:39 PM

Julie,

Per the Board's request, Senior Plumbing Inspector Robert Farrow visited the site on Monday of this week. He verified that plumbing permit PW20230822584 applies to the units facing Union Street (known as 472, 474 and 476 Union Street). He also verified that no other plumbing work was being done without permit in the other units.

Matt Greene
Acting Deputy Director
Inspection Services
Department of Building Inspection
49 South Van Ness Avenue, 4th Floor
San Francisco, CA 94103
(628) 652-3637
[SF.gov/DBI](#)
[Sign up](#) for customer updates

From: Farrow, Robert (DBI) <robert.farrow@sfgov.org>
Sent: Monday, October 2, 2023 9:59 AM
To: Greene, Matthew (DBI) <matthew.greene@sfgov.org>
Subject: 472 Union

Matt,

The 3 units in question are for 472 Union St. lower, middle and upper. This is where the recopper, gas, and water heaters are being installed. There is no work without permit in the rear units.

Bob