



February 13, 2024

Staff Report Summary
Expanded Compliance Control

Identified Candidate:	Ginny Santos
San Francisco Building Code section 103A.6.2	<input checked="" type="checkbox"/> Three or more reported violations within 18 months
	<input type="checkbox"/> Violation(s) determined to be egregious and create significant risk to health, safety, or property.

The Building Inspection Division (BID) has identified the above-named individual as a candidate for Expanded Compliance Control List pursuant to San Francisco Building Code (SFBC) section 103A.6.

FACTS

The individual has been associated with three or more qualifying Notices of Violation (NOV) within the last eighteen (18) months. The violations were significant and qualify under SFBC section 103A.6.1 as they are instances of the one or more of the following as listed below:

San Francisco Building Code section 103A.6.1	<input checked="" type="checkbox"/> Misrepresentation of existing conditions or project scope that results in circumvention of notification or review requirements.
	<input checked="" type="checkbox"/> Structural work or demolition of structural features without or beyond the scope of the building permit.
	<input type="checkbox"/> Work under permit performed by a party without required license; or
	<input type="checkbox"/> Other substantial non-compliance.



Summary of Violations

The determination to include the individual in our Expanded Compliance Control List is based on our review of the following three (3) complaints in which the individual was associated as the contractor, project contact or authorized agent. The three (3) qualifying violations were issued within the last eighteen (18) months.

Address	NOV #	Issue Date	Description
229 Whitney St.	202294099	August 9, 2022	<p>The work greatly exceeded the exploratory demolition permit. The entire foundation was replaced without inspection. There was major demolition, new framing, and a new horizontal pop out constructed without inspections. Extensive pictures were taken to document the violations. Code Section: SFBC 103.A.</p> <p>Ginny Santos is listed as the authorized agent on permit application #'s 202110190788 (for a new foundation and seismic upgrade) and 202203049277 (for an extensive remodel of both units) at this property. Both permit applications were in the “filed” status at time of violation, and both were subsequently withdrawn.</p>
2523 26 th Ave.	202294535	August 23, 2022	<p>A complaint investigation revealed a vertical and horizontal addition at rear of building. The 2 story addition is approximately 20’ Wide x 20’ Long. Additional bathrooms were also added. Walls were reconfigured, and existing bathrooms and the kitchen were remodeled. There were new plumbing and electrical observed throughout entire building, and drywall installed throughout. All work was performed without the benefit of a permit. Code Section: SFBC 103.A.</p> <p>Ginny Santos is listed as the authorized agent on permit application #'s 202106011404 (for an interior remodel, horizontal addition at the rear of an existing 2-story single family residence) and 202107224924 (for exploratory demolition) at this property. Building permit application # 202106011404 was in the “filed” status at the time of violation and was subsequently approved for issuance in November 2023. However, it had not been issued as of the date of this staff report.</p>
1306 45 th Ave.	202310937	July 18, 2023	<p>Excavation at north and south property lines have undermined the north side property line foundation at 1300 45th Ave and south side property line foundation at 1310 45th Ave by approximately 4-7 feet. The soil is loose sand. Field conditions for reinforcing steel/forms don't align with approved construction details on approved plan. Code/Section: SFBC 103A, 106.4.7, 106.44, 106.3.7, 102.1:</p>



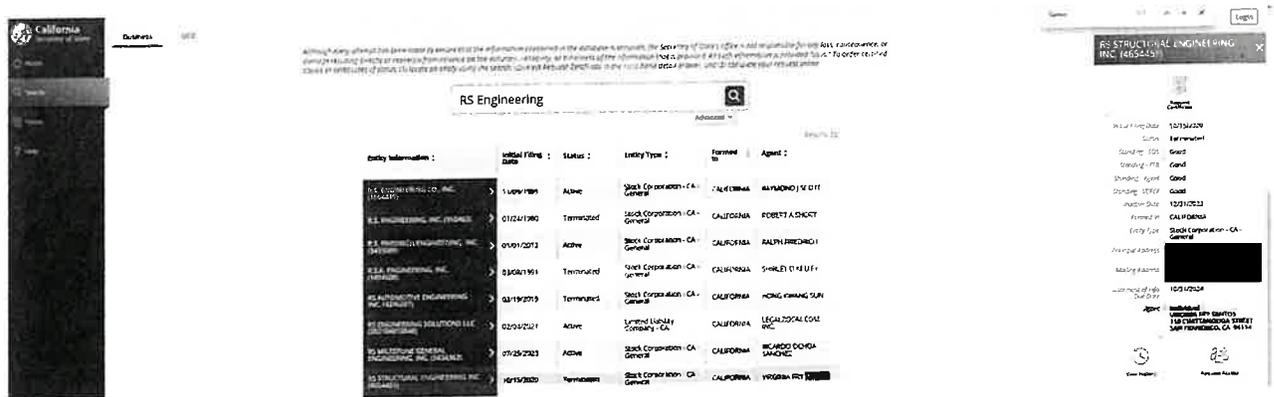
			Ginny Santos is listed as the authorized agent on permit application #'s 202202288860 (to create habitable space at ground floor). This was the only active building permit at the time of the violation.
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Potential Mitigating Factors

On December 8, 2022, the individual was notified in writing that she has been associated with three or more qualifying NOV’s within the last eighteen (18) months and is therefore eligible to be added to the Expanded Compliance Control List. Mrs. Santos’ response is attached to this report. Essentially, Mrs. Santos wants DBI to consider her role and whether it was a factor in contribution to the violation(s). Mrs. Santos claims that she is just “an office assistant providing clerical services for R.S. Structural Engineering” and has “no technical ability to advise or work on plans.” She also states that her role was simply “to acquire and upload necessary requested documents.” She says she was not responsible for any client’s documents submitted to DBI or Planning. Ms. Santos also denies being either an authorized agent, payor, engineer, or consultant / expeditor. We met with Ms. Santos on January 18, 2024, in which she reiterated her position.

We have reviewed prior records of Ms. Santos’ communications with DBI to verify her claims and determine in what capacity she acted on behalf of R.S. Structural Engineering, Inc. A review of written communications revealed that Mrs. Santos primarily submitted forms and drawings to DBI for review on behalf of R.S. Structural Engineering, Inc. Most came via one sentence emails to DBI stating, “Please see attached forms and drawings for New In-House Review Request for the above referenced property,” which supports the notion her role was simply clerical in nature. In regards to the documents submitted to DBI, it also confirms Mrs. Santos claims that the documents did not contain her name and were primarily executed by Rodrigo Santos as the permit applicant, architect / engineer of record, billing contact, project contact, etc.

A review of the CA Secretary of State Business License portal does identify “Virginia Fry Santos” as an “agent” of R.S. Structural Engineering, Inc.



However, a review of the incorporation documents filed with the Secretary of State specifically identifies her position as “Secretary”.



BA20220842013



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only -FILED- File No.: BA20220842013 Date Filed: 9/14/2022

Entity Details		
Corporation Name	RS STRUCTURAL ENGINEERING INC.	
Entity No.	4654451	
Formed In	CALIFORNIA	
Street Address of Principal Office of Corporation Principal Address		
[REDACTED]		
Mailing Address of Corporation Mailing Address		
[REDACTED]		
Attention		
[REDACTED]		
Street Address of California Office of Corporation Street Address of California Office		
[REDACTED]		
Officers		
Officer Name	Officer Address	Position(s)
RODRIGO SANTOS	[REDACTED]	Chief Executive Officer, Chief Financial Officer
Virginia Fry Santos	[REDACTED]	Secretary

Ms. Santos claims she has no ownership interest in R.S. Engineering, Inc., but has not provided any additional documents in support of her claim.

Per SFBC section 103A.6.3.1, DBI has considered the following factors in determining whether to include any individual on the Expanded Compliance Control List:

- Individual role and conduct that contributed to the violation(s)
- Impact on individual or public health and safety
- Whether the misrepresentation of existing conditions of the project scope was reckless or intentional to avoid permit review or notification requirements
- Extent of demolition or work that occurred without or beyond the scope of the building permit or without the necessary license or certification
- Impact on historically significant structures
- Prospective undervaluation of the construction cost that resulted in lower permit fees from the violations



- Number, frequency, and severity of violations

We conclude that the individual should be placed on the Expanded Compliance Control List based on the following factors:

- Mrs. Santos was the authorized agent at each of these properties at the time of the violations. Despite mitigating claims of her minor clerical role with no ownership interest in the business, Mrs. Santos was likely a contributing factor to the violations as the wife of the principal owner of R.S. Structural Engineering, Inc., Rodrigo Santos, and was likely complicit to all the actions taken on his and the company's behalf. Mrs. Santos is explicitly listed as an agent of R.S. Structural Engineering, Inc. in the Secretary of State Business portal.
- The extensive work without a valid permit, and therefore without the critical Department oversight that is necessary to ensure the work was code compliant, potentially impacts individual or public health and safety.
- Mrs. Santos accumulated these three (3) serious violations at three different properties within the last eighteen (18) months.

RECOMMENDATION

Based on the foregoing, BID recommends that the Deputy Director and the Director of the Department of Building Inspection place the individual on the Expanded Compliance Control List ("listee") and perform the following measures per SFBC section 103A.6.4.2:

1. Provide the Director's final determination and findings to any applicable licensing board or regulatory agency (if any);
2. Require all new or existing permits or addenda submitted by, or containing reference to, a listee undergo Expanded Compliance Control by senior Plan Review Services staff and review at intake by applicable departments
3. Require site inspections by DBI and the Planning Department prior to permit issuance for projects submitted by or containing reference to the listee;
4. Require a licensed contractor be named on a permit prior to issuance, unless the applicant is filing for the permit as an Owner-Builder, in conformance with Cal. Health & Safety Code section 19825;
5. Dedicate a Senior Inspector to respond to complaints and conduct all inspections regarding the listee;
6. Consult with City Attorney, if warranted, about any other enforcement options; and
7. The Department will notify the listee and all other parties associated with the listee on a permit application or addenda of the Expanded Compliance Control requirements.



Recommended by:

A blue ink signature of Kevin Birmingham, consisting of a large loop followed by a horizontal line.

Kevin Birmingham
Acting Chief Building Inspector
Building Inspection Division

A blue ink signature of Matthew Greene, written in a cursive style.

Matthew Greene
Deputy Director
Inspection Services

I hereby adopt the findings of this report and place the individual on the Expanded Compliance Control list.

A blue ink signature of Patrick O'Riordan, written in a cursive style.

Patrick O' Riordan
Director

December 17, 2023

Ginny Santos

[REDACTED]

Kevin Birmingham
Acting Chief Building Inspector
Building Inspection Division
49 South Van Ness, Suite 400 - San Francisco, CA 94103
kevin.birmingham@sfgov.org

RE: Expanded Compliance Control

Dear Mr Birmingham

Thank you for allowing me to explain why it is not warranted to place me on the expanded compliance control list.

I am an office assistant providing clerical services for RS Structural Engineering. I have no technical ability to advise or work on plans. I have not interacted with the San Francisco Department of Building Inspection or the San Francisco Planning Department, Builders, Contractors, Developers, or Architects other than to acquire and upload necessary and requested documents.

I am not named on any client's document that has been submitted to the San Francisco Building or Planning Department, as Payor, Authorized Agent, or Engineer, on any Building Permit Application, Project Application (PRJ), Permit Applicant and Authorized Agent Disclosure and Certification form, or Drawings.

The Department of Building Inspection's permit tracking system does not accurately reflect my role in the projects that I am associated with Notices of Violation. It incorrectly lists me as either Authorized Agent, Payor, Engineer, or Consultant/ Expediter.

The projects where I have been named and associated with Notices of Violation:

Complaint No: 202294099 229 Whitney Street

Issued BPA# 2021-1229-5132, associated with the Notice of Violation.

I am not listed in any role on the permit tracking system for this issued and suspended permit.

Filed, not issued, and withdrawn BPA 2021-1019-0788.

I am incorrectly listed as the Engineer for this project on the permit tracking system. I do not possess the license or credentials for an engineer. I have not submitted any paperwork stating or suggesting that I am an Engineer.

Filed, not issued, and withdrawn BPA# 2022-0304-9277,

I am listed incorrectly as Payor and Authorized Agent on the permit tracking system. I have attached the Agent Disclosure form that was submitted along with the building application on 3/2/2022, naming Rodrigo Santos as Authorized Agent. I have also attached the record of withdrawal payment, shown on the permit tracking system, received by the Building Department (CPB) on 9/19/2022, showing Rodrigo Santos as Payor.

Complaint No: 202310937 1306 45th Avenue

I am listed incorrectly as the Authorized Agent on the permit tracking system. I've attached a letter of authorization from the owner, dated before the Notice of Violation, naming Rodrigo Santos as the Authorized Agent.

Complaint No: 202294535 2523 26th Avenue

I am listed incorrectly as a Consultant/Expediter on the permit tracking system. I perform the duties of a clerical assistant uploading files to DBI or Planning for them to review. I do not possess the credentials/skills of an Architect, Engineer, Contractor/Builder to act as a Consultant or Expediter. I have attached a letter of authorization from the owner, dated before the Notice of Violation, naming Rodrigo Santos as the Authorized Agent.

I do not understand why InTake has listed me as Authorized Agent on 32 projects, PMT Consultant/Expediter on 1 project, Project Contact on 7 projects, and Payor on 9 projects, in the last 18 months, when it is clear from documents submitted to the San Francisco Building Department along with the building permit application, someone else fulfills these roles. Additionally, there have not been any Letters of Authorization submitted to the Department of Building Inspection from any client naming me as their Authorized Agent.

I understand the spirit of this program is to weed out bad actors. However, in your haste or lack of research, taking out an office assistant may not solve this problem.

Please reconsider placing me on your expanded compliance control list.

Thank you
Ginny Santos





NOTICE OF VIOLATION

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

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

NOTICE: 1

NUMBER: 202294099
DATE: 09-AUG-22

ADDRESS: 229 WHITNEY ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 6685 LOT: 025

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: VURAL CAGLAR
MAILING: VURAL CAGLAR
ADDRESS: [REDACTED]

PHONE #: --

PERSON CONTACTED @ SITE: VURAL CAGLAR

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

Work greatly exceeding exploratory demo permit. The entire foundation has been replaced without inspection. New horizontal popout without inspection, major demolition and new framing. Extensive pictures taken documenting violations. Stop All Work.

Code/Section: SFBC 103A

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 30 DAYS AND COMPLETE ALL WORK WITHIN 180 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.

Obtain permit with drawings for proposed work. City Planning approval required. Prior to restarting work a meeting between the contractor, engineer and owner must take place at the building department. Foundation will need to be ferrosounded per the direction of the building department. 9x penalty on fee of \$160,000 must be paid.

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 01-MAY-22 VALUE OF WORK PERFORMED W/O PERMITS \$160000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Brett C Howard

PHONE # 628-652-3627

DIVISION: BID

DISTRICT : 16

By:(Inspector's Signature) _____



NOTICE OF VIOLATION

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

Pursuant to SFBC 107A.5 and 106A.4.7 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 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de Investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de incumplimiento, seguida por una multa de \$200 por cada segunda infracción de incumplimiento, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios o 6 meses de encarcelamiento o ambas sanciones

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y continuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1254(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code)

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisigilín sa mga gusaling naumpisahan na o ginawa na walaing permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag), (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magresulta sa paglilinis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang natatala laban sa isang ari-arian, ang may-ari ay sisigilín o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran. SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukduhan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magasampalin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng inspeksyon ng Gusali na substandard, ay hindi maaaring ibawas ang ganapong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na malugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masisagip, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapatada ng abiso sa Franchise Tax Board na itinatakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuwag, magtanggali, magpapabaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganapong pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或工程超過許可範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向「上訴委員會」(Board of Appeals) 作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如果沒有立即採取行動更正以上的違規情況，可能會引致屋宇檢查局展開執法行動。如果執法命令正式紀錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程當中所產生的所有費用，直至所有費用付清為止。
《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物業處以7,500元的罰款。該條例還可以对每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從屋宇檢查局認為低於標準的房產中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所有稅利、折舊或適用於該房產的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264(6)條款寄給加州平稅委員會。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、延滯、疏忽或拒絕遵守或反對執行該條例的任何條款，該條款可給予輕微罪行的罰款，一經定罪，可以对每一項單獨的違例，違例期間的每一天，處以最高500元和/或最高6個月的監禁。



NOTICE OF VIOLATION

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

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

NOTICE: 1

NUMBER: 202294535
DATE: 23-AUG-22

ADDRESS: 2523 26TH AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 2427 LOT: 006

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.

PHONE #: --

OWNER/AGENT: HUIATT JEFFREY NEIL
MAILING: HUIATT JEFFREY NEIL
ADDRESS: [REDACTED]

PERSON CONTACTED @ SITE: HUIATT JEFFREY NEIL

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	103A
<input checked="" 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 a vertical and horizontal addition at rear of building. The 2 story addition is approx 20'w x 20'l. Additional bathrooms were added. Reconfiguring of walls, remodel of existing bathrooms and kitchen. New plumbing and electrical observed throughout entire building. Drywall installed throughout. All work was performed without the benefit of a permit
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 and obtain a building permit with plans to legalize works performed. City Planning approval req. Separate electrical and plumbing permits required. Obtain all required inspections to abate NOV. Permit must state to comply with nov and 9x penalty

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 \$300000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Braulio Tienda

PHONE # 628-652-3643

DIVISION: BID

DISTRICT : 6

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

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

Pursuant to SFBC 107A.5 and 106A.4.7 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 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be billed for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitgación. Si una Orden de Mitgación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y continua mente acusado después de seis(6) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code)

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurre.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisilingin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay mairing iapeta sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag). (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang natatala laban sa isang ar-aralan, ang may-aral ay sisilingin o di kaya ang ar-aralan ay gagamitin na liha sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Pagtabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magkasampang rin ng kasong kriminal bilang isang misdemeanor sa bawat pagtabag at magresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi mairing ibawas ang ganoong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na mailugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa ay magpapatataw ng abiso sa Franchise Tax Board na itinatakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggali, magpabaya o tumanggig sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahlaway na pagkasala para sa bawat araw na nangyari ang ganoong pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向“上訴委員會”(Board of Appeals) 作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如沒有立即採取行動更正以上的違規情況，可能會引致樓宇檢查局展開執法行動。如果執法命令正式紀錄於該物業，業主可能會收到贖單，或該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程當中所產生的所有費用，直至所有費用付清為止。
《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認為低於標準的房產中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房產的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

警告：三藩市建築物條例》第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款，該條款可給予輕微罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一日，處於最高500元和/或最高6個月的監禁。



NOTICE OF VIOLATION

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

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

NOTICE: 1

NUMBER: 202310937
DATE: 18-JUL-23

ADDRESS: 1306 45TH AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 1799 LOT: 036B

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.

PHONE #: --

OWNER/AGENT: CABRAL JULIA MEGAN
MAILING: CABRAL JULIA MEGAN
ADDRESS: FLAVIN JOHN BARTLEY



PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A
<input checked="" 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 checked="" type="checkbox"/> UNSAFE BUILDING <input checked="" type="checkbox"/> SEE ATTACHMENTS	102A.1

Excavation at North and South property lines have undermined North side property line foundation at 1300 45th ave and South side property line foundation at 1310 45th ave by approximately 4-7 feet.
The soil is loose sand. Field conditions for reinforcing steel/forms don't align with approved construction details on approved plan.
MONTHLY MONITORING FEE WILL APPLY Section 110A TABLE 1A-k
Code/Section: SFBC 103A, 106.4.7, 106.44, 106.3.7, 102.1

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4
- FILE BUILDING PERMIT WITHIN 5 DAYS
- OBTAIN PERMIT WITHIN 10 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS.
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- NO PERMIT REQUIRED
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Stop all work until revision permit is approved for modified foundation design. Obtain shoring permits for property line foundations at 1310 45th ave and 1300 45th ave. Provide an engineers report within 5 days.

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 \$1000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: David Lara Araiza
PHONE # 628-562-3696

DIVISION: BID

DISTRICT : 6

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

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

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WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

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WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquiera persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y continuamente acusado despues de seis (6) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 17264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code)

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurre.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisilingin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring iapata sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-lisyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag), (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga hasabing paglabag ay magresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang nitata laban sa isang ari-arian, ang may-ari ay sisilingin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay rinatakda na magsasampakin ng kasong kriminal bilang isang misdemeanor o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang (6) na araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganapong kita sa buwis sa estado ng kiting personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na malugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang (6) na buwan mula sa petsa nitong paunawa ay magpapataw ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang tumabag, sumuway, magtanggap, magpapaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganapong pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向「上訴委員會」(Board of Appeals)作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以每項1,000元的罰款或6個月的監禁，或兩者並罰。

警告：如果沒有立即採取行動更正以上的違例情況，可能會引致稅務局檢查房產開稅法行動。如果執法命令正式記錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從賬單第一張「違例通知」開始，在執法過程中所產生的所有費用，直至所有費用付清為止。

警告：任何從樓宇檢查局認定為低於標準的房屋中務取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款。該條款可給予輕微罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一天，處以最高500元和/或最高6個月的監禁。