

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
ALI SHAFIE,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent)

Appeal No. **24-024**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 8, 2024, 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 February 23, 2024 to Sean Olson, of an Alteration Permit (legalize mini-split heat pump installation for existing ground floor office space; comply with NOV 202313790) at 870 North Point Street.

APPLICATION NO. 2024/02/20/6193

FOR HEARING ON May 15, 2024

Address of Appellant(s):

Address of Other Parties:

Ali Shafie, Appellant(s) 870 North Point Street #301 San Francisco, CA 94109	Sean Olson, Permit Holder(s)
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Date Filed: March 11, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 23-024

I / We, **Ali Shafie**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2024/02/20/6193** by the **Department of Building Inspection** which was issued or became effective on: **February 23, 2024**, to: **Sean Olson**, for the property located at: **870 North Point Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **April 25, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and solson@fpacific.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 9, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and al5553@yahoo.com

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

Hearing Date: **Wednesday, May 15, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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

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

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Ali Shafie, appellant

Hello,

I have been checking with the code enforcement to find out about the date that this case supposedly go in front of the board of directors for hearing.

I was there today to ask them again, and it looks like a permit was obtain an issued NOV number is 202313790.

The complaint was filed and the case was opened on September 25 of 2023.

Below is the picture that was given to me at the counter of code enforcement.

I have raised my concern with Mr. Matthew Greene, in a meeting that happened in the DBI building.

I also brought up the issues about the entire process specially avoidance of the few inspectors to show up for this complaint, while it was scheduled for them to show up.

This is not a civil matter, and this is about the approach to this project, and also also involves another notice of violation, which I believe it was canceled.

Please contact me as soon as possible we have also sought legal advice.

This is not a civil matter, and I believe there is a lot of questions about the notes previously Written by the inspectors about this installation.

Thank you so much for your attention and please see below

I am appealing the issued permit and consider this an official request for an appeal.

Ali Shafie

415-441-2341

870 north point street #301

San Francisco

94109

Permit Details Report

Report Date: 3/8/2024 3:42:33 PM

Application Number: 202402206193
 Form Number: 8
 Address(es): 0025 / 038 / 0 870 NORTH POINT ST
 Description: LEGALIZE MINI SPLIT HEAT PUMP INSTALLATION FOR E GROUND FL OFFICE SPACE. COMPLY WITH NOV 202313790
 Cost: \$10,000.00
 Occupancy Code: B,R-2
 Building Use: 10 - OFFICE

Disposition / Stage:

Action Date	Stage	Comments
2/20/2024	TRIAGE	
2/20/2024	FILING	
2/20/2024	FILED	
2/23/2024	APPROVED	
2/23/2024	ISSUED	

Contact Details:

Contractor Details:

License Number: 486084
 Name: RICHARD KETTELL
 Company Name: ASSOCIATED HEATING OF SF
 Address: 5786 MISSION ST * SAN FRANCISCO CA 94112
 Phone: 4155850145

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CES		3/8/24	3/8/24			3/8/24	NG JOE	Approved	OK TO PROCESS RETRO
HIS		2/20/24	2/20/24			2/20/24	LAWRIE JAMES	Approved	
INTAKE		2/20/24	2/20/24			2/20/24	BUFKA SUSAN	Administrative	
MECH		2/21/24	2/21/24			2/21/24	NAGATA TIMOTHY	Approved	OTC
MECH-E		2/22/24	2/22/24			2/22/24	JACOBO MARCO	Approved	N/A for review.
SFFD		2/22/24	2/22/24			2/22/24	DAIJO PAUL	Administrative	02-22-24 N/A PD
CPB		2/23/24	2/23/24			2/23/24	YU ZHANG REN	Administrative	

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

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			AB26	NRCA-MCH-19-A OCCUPIED STANDBY ACCEPTANCE	
0			IB72	NRCI-MCH-E MECHANICAL	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2024

BRIEF SUBMITTED BY THE APPELLANT(S)

Dear President SWIG Board of appeal,

My name is Ali Shafie, and I am appealing the permit application number# 202402206193 issued to legalize the NOV number 202313790 issued on September 25th, 2023. (Exhibit 1). First of all I thank you for your time and giving me the opportunity to talk to you.

I was told by inspector Jimmy Guaiumi that we will get a chance to speak in front of the board of directors hearing and bring up our concerns about the history of the building violations and DBI inspections.

Please see inspector Jimmy Guiamui notes sending this case to board of director for a hearing. (Exhibit 2)

While waiting for the hearing, a permit was issued to legalize this installation.

Please see (Exhibit 3) to see the installed HVAC size for a 446 square feet office that only serves that unit. No personal installation should be in the common area for personal use. You can see cutting through the ceiling in multiple location.

Mr. Olson the owner of the commercial unit was well aware of the violations as he is in property management business and familiar with DBI rules.

Not going through proper steps to get permit and creating loop hole for obtaining permit after installation is not appropriate.

Cutting through the ceiling in multiple location and firewall, create instability and weakens the fire wall and the structure of the building floor. We are not allowed even put a nail in the sub flooring even inside our Apartment.

The wiring for the unit installed outside of the garage was also not mentioned in the original NOV by inspector Birmingham. (Exhibit 4).

Inspector Birmingham told us on the day of his visit said that he dropped the ball on this one as he was not even in the office when it was abated and some sort of miscommunication with inspector

Demarco was another reason. He sounded honest and OK guy but things changed quickly. He said he will talk to the chief and he can handle the heat to take corrective action but it will be difficult. He mentioned that he is related to the chief of his unit. He also said that he would ask the water heater to be removed for overcurrent protection violation and lack of drainage.

Inspector Birmingham canceled the NOV 202312380 and closed the complaint (exhibit 5) on 09/19/2023 stating on the record that after further investigation, there was no electrical violation. Almost 1 month later while this building still was determined by the DBI standard an unsafe building and notice of violation was still in effect, Mr. Olson sent a plumber to try and correct the over current protection after the NOV was closed. He technically got away from fines. Please see the screen shot from my phone camera. (Exhibit 6).

How Mr. Birmingham turned so quickly baffles me to this day. Also during the time that someone should have come to take a look at the HVAC installation and violations surrounding it, multiple inspectors refused to come here, even with scheduled appointment. Including inspector Mr. Allan that later he said that there is no reason for him to come for inspection while there is a permit. Now if there was a permit why was this case sent to the board of director for a hearing?

You will see on the notes of inspector Guaiumi that there is no permit.

I live in building that has over 150,000.00 work without permits never reported to the city. Clearly something is not right. I will only talk about the appeal to this HVAC system that has violated all the DBI standards but there is so much more going on in the bigger picture.

Even in Mr. Olson's email to the building with proposal back in 2015, no mechanical drawing was included. What is the point of pre inspection and signing off on a project while you can buy your way out by simply cheating the system and using loopholes?

I respectfully request a sight visit to see what is really going on. I have a letter from the technical services that installation of a kitchen hood requires a permit even if the layout of a kitchen has not changed.

An NOV was not issued. Please see the response of the technical services to my question. (Exhibit 7)

Later I met inspector John Birmingham and he informed me that he has been transferred to another district and that was it.

After that in (exhibit 8) you will see the notes of inspector Cloherty. On the note on the 10/02/2023 you will read that "Spoke to the owner today. He will provide access this week for complaint inspection." I contacted him to tell him to please come and do inspection which didn't happen. I told him it is in common area and I can give him access. I was really surprised that everyone is avoiding this building.

In the same exhibit (8) you will see on the last note that a permit was obtained from EID and yet again this case was sent to the board of director for a hearing. Which we by now know that didn't happen. I talked to Mr. Greene in person and he asked if we can provide access for him, yet I have not heard from him. Neither has he responded to my emails. (Exhibit 9).

Mr. Olson's commercial unit is 446 square feet (Exhibit 4) which also was offered for sale to the current residents (Exhibit 10 Mr. Olson's email).

A "back office" which seems to be a converted storage unit that was utilized as a fully operational extended commercial office is located at the back of the building. It was staffed with monitors installed, with office furniture and clocks that were showing different time zone. It seems that the total square footage used for the commercial unit exceeds 446. (Exhibit 11).

When asked by Ms. Olson (Mr. Olson's mother) that if the back office is included, no answer was given and she said to ask Sean Olson.

This is related to the installed un-permitted air flow unit on the garage wall (Exhibit 4) and the wiring that feed electricity to the unit. This was never put in the notes.

I hope I was able to make case and appeal this legalization as I see it was over looked and still we have problems with other inspections and responses.

I thank you for hearing me out.

Regards

Ali Shahi

04, 25, 2024

EXHIBIT 1

Permit Details Report

Report Date: 3/8/2024 2:29:05 PM

Application Number: 202402206193
 Form Number: 8
 Address(es): 0025 / 038 / 0 870 NORTH POINT ST
 Description: LEGALIZE MINI SPLIT HEAT PUMP INSTALLATION FOR E GROUND FL OFFICE SPACE. COMPLY WITH NOV 202313790
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2/20/2024	FILED	
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2/23/2024	ISSUED	

Contact Details:

Contractor Details:

License Number: 486084
 Name: RICHARD KETTELL
 Company Name: ASSOCIATED HEATING OF SF
 Address: 5786 MISSION ST * SAN FRANCISCO CA 94112
 Phone: 4155850145

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MECH		2/21/24	2/21/24			2/21/24	NAGATA TIMOTHY	Approved	OTC
MECH-E		2/22/24	2/22/24			2/22/24	JACOBO MARCO	Approved	N/A for review.
SFFD		2/22/24	2/22/24			2/22/24	DAIJO PAUL	Administrative	02-22-24 N/A PD
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This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

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0			IB72	NRCI-MCH-E MECHANICAL	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

EXHIBIT 2

EXHIBIT 3





Longaway, Alec (BOA)

From: Ali Shafie <al5553@yahoo.com>
Sent: Thursday, April 25, 2024 4:24 PM
To: BoardofAppeals (PAB); Rosenberg, Julie (BOA); Teague, Corey (CPC); Tam, Tina (CPC); Greene, Matthew (DBI); Sean Olson
Subject: Remaining of the exhibit (original copy)
Attachments: kitchen hood permit is required even if the layout is original.pdf; Following up with Mr. Green after visit in person and sending an.pdf; Mr. Olson offer for sale.pdf

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

Sorry for the technical difficulties. I was just informed that submitting 10 copies is the old rule and now one electronic copy is enough. Thank you Mrs. Rosenberg.

Here is the remaining of the exhibits and hopefully the size will not cause any issues, my apologies advance.

exhibit 4 wiring that goes around the walls.





e

Exhibit 5

Cancelled NOV while violation of the over current protection was in place.



Exhibit 7

Exhibit 8 Inspector Cloherty notes to arrange a inspection which he did not show up even I offered access to common area.

COMPLAINT DATA SHEET

Complaint Number: **0001280**

Owner's Agent: **CHRYSLER DATA SUPPORT** Date Filed: **05/01/2013**
 Owner's Phone: **609 271 1111** Location: **550 NORTH FIGHT ST**
 Contact Name: **EDD** Block: **0002**
 Contact Phone: **609 271 1111** Lot: **001**

Complaint: **COMPLAINT DATA SUPPORT** Site: **000**
 Rating: **000**
 Development Code: **Residential**
 Assessed By: **EDD**
 Division: **EDD**

Complaint's Phase: **OFFICE VISIT**

Assigned to: **EDD**

Description: **Most of the RV's were installed without benefit of a building permit and mechanical plan check to verify proper installation. Large A/C units installed to utility room entrance area. Cutting holes to outside, cutting through the fire wall. Outside original scope of permit for unit installed in garage wall by mechanical and site A.**

Inspection: **EDD #0001280**

INSPECTION CURRENTLY ASSIGNED
 DIVISION: **CONSTRUCTION** DISTRICT: **COMMUNITY**
 DTG: **05/01/2013**

REFERRAL INFORMATION

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	REV
05/01/13	CASE	Chakraborty	CASE	RECEIVED	Resident	001
05/01/13	CASE	Chakraborty	NOV READY	Permit DEN for electrical work without permit	Resident	001
05/01/13	OFFER	Chakraborty	CASE	NO NOV marked, allow	Resident	001
05/01/13	OFFER	Chakraborty	RELEASING	Permit to owner today. He will provide scope this week for complaint resolution.	Resident	001
05/01/13	OFFER	Chakraborty	RELEASING	NO. Emergency PERM. ELECTRICAL PERMIT OBTAINED.	Resident	001

NOV (DRS): **NOV (DRS):**

Inspected Contact Information:

Online Form and Complaint Tracking home page

Technical Support for Online Services
 If you need help or have a question about this service, please visit our FAQ area.

Exhibit 9. My email follow up to Mr. Mathew Greene which I did not get any reply

Exhibit 10. Mr. Sean Olson intent to sale

Back office/ conversion



Official 446 sqf from building office.



A 94109

446

Sq Ft



From: Ali Shafie al5553@yahoo.com
Subject: Following up on our meeting with you at the DBI and the email sent on march 8th, 2024
Date: March 26, 2024 at 5:32 PM
To: Greene, Matthew (DBI) matthew.greene@sfgov.org



Hello Mr. Greene,

I sent an email to you on March 8th, 2024 at 12:24 PM.

In our meeting with you at the DBI, you asked if we can provide access and the answer was yes and still is yes. Yet I have not received any email or reply from you. There are issues that you can call civil matter or maintenance issues. However the over 140 K work without permit that was reported are not civil matter. You did took note from documents that I brought to you while my sick wife was sitting there with us, but it has been a radio silence since then.

Please reply in timely manner. This loop hole for getting work done and paying later is not going to cover the damages beneath the unpermitted work and legitimize it. I believe it is a safety matter and requires attention.

Sincerely

Ali Shafie

From: (DBI) Chang, Joanna (DBI Technical Services Division (TSD)) techq@sfdbi.zendesk.com  
Subject: Re: [Department of Building Inspection] Please confirm that installation of kitchen hood requires permit.
Date: January 30, 2024 at 8:18 AM
To: Ali Shafie al5553@yahoo.com
Cc: techq techq@sfgov.org



Your request (57463) has been updated. To add additional comments, reply to this email.

Installation of a new kitchen hood will require a building permit, even if the kitchen layout does not change.

Technical Services Division
Department of Building Inspection
49 South Van Ness Ave, Suite 500
San Francisco, CA 94103
techq@sfgov.org



On January 30, 2024 at 4:17:23 PM UTC, Ali Shafie al5553@yahoo.com wrote:

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

Hello,
Would you please confirm that installation of the kitchen hood regardless of the change to the layout of the kitchen still requires the permit and if yes, what department needs to issue a permit for that installation?

Thank you so much

Ali Shafie

[Y7J2EL-G42M2]

From: Tricia Hynes trish.hynes@gmail.com
Subject: Fwd: Commercial Unit
Date: April 13, 2023 at 1:22 PM
To: Ali Shafie al5553@yahoo.com



Sent from my iPad

Begin forwarded message:

From: Sean Olson <solson@fpacific.com>
Date: August 17, 2021 at 8:00:41 PM PDT
To: Tricia Hynes <trish.hynes@gmail.com>, Ragini Mathur <ragini.mathur@gmail.com>, "Pamella Olson (San Francisco)" <pamellaolson@gmail.com>, 870 Vaidyanathan Ashvin <ashvinvai@gmail.com>
Subject: Commercial Unit

Hi Trish, Ragini & Ashvin,

Apologies for not being an active member of the 870 HOA in recent years. Nolan has been filling in on my behalf however he was not available for the meeting yesterday.

The Office Condo has been great for many years however we finally outgrew it and needed to move. We are now in the process of moving to Palo Alto and planning to open a new office down that way in the future. There is a chance we will move some staff back into Suite A however there is also a good chance I will be interested in selling the unit.

I mention this to you first in case you have any interest in buying it. Your residential condos are likely worth \$1,500+ per foot however commercial space trades a lot cheaper than that. I'm guesstating this office condo would sell for around \$500 per foot so a bargain compared to the space above. A current appraisal would be needed to confirm the actual value of the unit.

I also think it is in everyone's best interest to have the commercial space owned by a resident of the building to help prevent any undesirable uses of the space as that would negatively affect all the residential values (my Mom included).

I'm just throwing this idea out there to see if you have any interest. I'm swamped with work and life these days and it honestly stresses me out to own the condo while not having time to participate in the HOA.

Best,
Sean



Sean Olson
President
First Pacific Group, Inc

(415) 409-6200 x2101 | [415-409-6201](tel:415-409-6201)

solson@fpacific.com

fpacific.com

39 Avila St, San Francisco, CA 94123

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Dear Julie Rosenberg and The San Francisco Board of Appeals,

With reference to the upcoming permit appeal for application # 202402206193 to legalize NOV # 202313790 I would like to submit the following in response to the Appellant's brief that I was provided on 04/26/24. There are numerous accusations contained within this brief that do not pertain to the permit being appealed so I have focused my response on the facts relevant to this permit.

In early 2015 I contracted with Associated Heating of S.F. to supply, install and permit a small ducted mini split AC/heat pump system to service my office condominium 870 North Point St - Suite A. This project was planned in advance and the HOA provided approval for the system to be installed. Attached is the bid from Associated Heating (with permitting to be included in the bid) and the approval letter from the HOA. It should be noted this approval letter is signed by Trish Hynes-Shafie who is now married to the Appellant and she was the legal owner of Unit # 301 at the time of the approval being issued. Trish is an attorney and was also a long-term board member of the HOA so she was fully authorized and informed to approve this project.

The system was installed in 2015 as approved by the 870 North Point St HOA however it has now come to our attention that Associated Heating did not follow through on obtaining the permit at the time of installation. We apologize for this error however after this came to our attention we have worked diligently to have the permit properly finalized and issued for the mini split system including all connected electrical components. Richard Kettell has taken responsibility for seeing this through and all requirements that we are aware of have now been satisfied for the permit to be issued and closed out.

Components of the mini split system are indeed installed within portions of the HOA common area; however this was previously agreed and approved by the HOA. These areas include the appropriate garage and utility room spaces. Please note these areas are also where all other residential units in the building have their heating systems installed (including the Appellant's personal heating system specifically servicing Unit # 301).

Please note NOV # 202313889 appears to be related to the mini split system and more specifically the electrical portion. It would be ideal if we can clarify both of these related complaints at the same time.

We appreciate the Board's time in regard to this matter and look forward to ideally resolving this as efficiently as possible. Please let me know if you have any further questions or comments. This process has taken many unnecessary hours and now thousands of dollars to try and resolve. Ideally the information I have provided will satisfy the Appellant's concerns and we can all move forward and resume working together in the future.

Best Regards,
Sean Olson
415-999-4447

ACCUSATIONS UNRELATED TO THE MINI SPLIT SYSTEM OR PERMIT #
202402206193.

Overcurrent Protection Electrical Violation Accusation: This accusation that Appellant continues to make is categorically false. Neither myself or any of my contractors have ever wired anything directly into the electrical panel or bypassed the electrical breakers. The Appellant inaccurately accused me of this and a NOV was therefore issued. After investing hours of time and significant funds on electrical contractors to perform inspections it was confirmed that this was never the case and this accusation has always been false and continues to be false. It is requested that the Complainant stop making false accusations going forward.

Plumbing Pipe Removal Accusation: There was a pre-existing and unrelated copper plumbing pipe running along the ceiling of the common area utility room. Appellant successfully had me cited with a NOV for this issue however the pipe served no purpose and was abandoned. I paid for the abandoned pipe to be removed and the NOV was therefore cleared.

Plastic Conduit and Low Voltage Wires in Photos: These wires have nothing to do with me, my unit or the mini split system. It is unknown as to why these are being mentioned by the Appellant in relation to this matter.

Intent to Sell Unit: I do indeed intend to sell my unit and have been planning to do so for a long time. As a courtesy I offered it to the existing residents in the building first. It is unknown as to why this is being mentioned by the Appellant in relation to this matter.

Work Without Permits Totaling \$150,000 Accusation: I have no knowledge of what the Appellant is referencing and no breakdown was provided. My mini split system cost approximately \$11,400 per the included bid from 2015.

Water Heater Accusation: There is a very small pre-existing water heater located in the common area utility room. This water heater services a single sink located within the office condominium above. The water heater was already installed and was understood to be permitted when I purchased the unit back in 2001. The water heater has been there for 25+ years without any problems or complaints. The water heater failed due to the age of the equipment and it was therefore replaced with a very similar small water heater. Appellant successfully had me cited for the replacement due to the fact a permit was not pulled at the time of replacement. The city inspectors later informed me they do not typically require a permit to replace an existing water heater however being that the Appellant made a complaint I would therefore be required to obtain a permit. A permit was subsequently obtained and this issue is considered resolved. This water heater has never been directly wired into electrical panel or bypassed breakers.

ASSOCIATED HEATING OF S.F.

ASSOCIATED HEATING OF S.F.
 5786 MISSION ST
 SAN FRANCISCO, CA 94112

(415)585-0145
 ASSOCIATEDHEATING@SBCGLOBAL.NET

Estimate

Date	Estimate No.
12/01/2014	1723
Exp. Date	
03/01/2015	

Address

FIRST PACIFIC GROUP INC.
 870 NORTH POINT ST, SUIT A
 SAN FRANCISCO, CA 94109

Ship Date	Sales Rep
12/01/2014	ROD

Date	Activity	Quantity	Rate	Amount
12/01/2014	FURNISH AND INSTALL A NEW 1.5-TON DUCTED MINI SPLIT SYSTEM HEAT PUMP ASSEMBLY. WORK TO INCLUDE: 1- HANG NEW MITSUBISHI #SUZKA18NA OUTDOOR UNIT ALONG LEFT WALL IN VEHICLE ENTRY WAY. UNIT TO BE ABOVE DOOR OPENING HEIGHT FROM FLOOR. 2- HANG NEW MITSUBISHI #SEZKD18NA4 INDOOR FAN COIL IN MECHANICAL ROOM UNDER CONDITIONED SPACE. 3- CUT-IN A NEW RETURN AIR INLET IN FLOOR NEAR REAR DOORWAY. 4- CUT-IN 3 NEW SUPPLY AIR OUTLETS IN FLOOR. EXACT LOCATIONS TO BE DETERMINED BY OCCUPANTS AT TIME OF INSTALLATION. 5- NEW REFRIGERANT LINES WITH CONTROL WIRING TO CONNECT NEW INDOOR UNIT TO NEW OUTDOOR UNIT. REFRIGERANT LINES IN GARAGE AREA TO BE ROUTED INSIDE A PLASTIC DECORATIVE COVER. 6- NEW WIRELESS PROGRAMMABLE THERMOSTAT. 7- NEW ELECTRICAL CIRCUIT INSTALLED BY GRANITE ELECTRIC FROM MAIN PANEL TO CONNECT TO NEW OUTDOOR UNIT AND NEW CONDENSATE PUMP. 8- NEW R-6 INSULATED, 26GA STEEL DUCTS IN MECHANICAL ROOM TO CONNECT NEW INDOOR UNIT TO NEW RETURN AIR INLET AND SUPPLY AIR OUTLETS. 9- PREP DRAIN CONNECTION WITH CONDENSATE PUMP FOR CUSTOMER SUPPLIED PLUMBER. DRAIN LINES FOR BOTH INDOOR UNIT AND OUT DOOR UNIT TO CONDENSATE PUMP ARE INCLUDED.	1	11,400.00	11,400.00
	Continue to the next page			

Date	Activity	Quantity	Rate	Amount
	10- PERMIT AND INSPECTION FEE. ** MECHANICAL DRAWINGS ARE NOT INCLUDED AS PART OF THIS PROPOSAL.**			
			Total	\$11,400.00

Accepted By  

Accepted Date 03-11-15

FIRST PACIFIC

FIRST PACIFIC GROUP, INC.

870 North Point Street, Suite A
San Francisco, CA 94109

Tel 415.409.6200

Fax 415.409.6300

www.fpacific.com

Real Estate Investment
and Management

March 11, 2015

RE: Commercial Unit Request to Install HVAC System (Quote Attached)

Dear 870 North Point Owners' Association,

As discussed, the Commercial Unit is granted permission to install a new HVAC system to provide cooling and heating to our Condominium Unit. As part of this request the following terms will apply and be the responsibility of the Commercial Unit (for as long as I own the unit AND including any future owners).

1. The cost of purchasing and installing the system at this time.
2. All electricity costs of running the system.
3. All future maintenance costs and responsibilities.
4. Damage (if any) to the common area caused by this system.

The system will be installed (as already discussed) in the Utility Room and Garage Area in a clean and professional manner.

It is further agreed that should Unit # 101 hear or experience any vibration while the equipment is running then the Commercial Unit would be required to find a solution to eliminate this issue and seek HOA approval on the solution. It will be at the complete discretion of the current owners of Unit # 101 to determine if any noise or vibration exists. For example, if they say they can hear it then the Commercial Unit needs to solve the problem prior to running the system without any debate on the matter. Based on all the research unit # 101 should not hear the system in any way. This commitment is simply designed to insure that to be the case.

At this time I'm working to schedule installation of the system and will keep you informed on the schedule. Please feel free to contact me with any questions you may have.

The terms stated in this letter represent a binding agreement between 870 North Point St Suite # A (The Commercial Unit's current and any successive owners) AND the 870 North Point Street Owners' Association.

AGREED AND ACCEPTED BY:

870 North Point St Suite # A (The Commercial Unit)

By: SEA [Signature]
Sean Olson
Trustee of the Sean P. Olson Trust

03/11/15
Date

870 North Point Street Owners' Association (Voting Members)

By: Pamelle Olson [Signature]
Pamella Olson
President of the 870 North Point Street Owners' Association

3, 18, 15
Date

By: Paul Murrell [Signature]
Paul Murrell
Treasurer of the 870 North Point Street Owners' Association

3, 12, 15
Date

By: Tricia Hynes [Signature]
Trish Hynes
Board Member of the 870 North Point Street Owners' Association

3, 12, 15
Date

May 5, 2024

City & County of San Francisco
Board of Appeals
49 South Van Ness Avenue, Ste. 1475
San Francisco, CA 94103

Re: Appeal No. 23-024, Permit No. 2024/02/20/6193

Dear Board of Appeals –

My name is Richard Kettell. I have been the owner and operator of Associated Heating in San Francisco for the past 50 years. I am writing in response to the above permit appeal.

In April 2015, our company installed an HVAC mini split for Sean Olson at 870A North Point in San Francisco. We were notified by Mr. Olson that his HOA had approved the project per our Estimate no. 1723 [Exhibit A].

Mr. Olson notified me in March of 2023, that we had neglected to take out a building permit for the above work. Immediately, I went to DBI to apply for a building permit to correct the violation. At that time, we were told we needed a set of plans for the project. We informed Mr. Olson of this as our December 2014 Estimate stated that “Mechanical Drawings are not included as part of the Proposal.” We recommended a plan expediter to Mr. Olson. The process took a considerable

amount of time, however the plans were ultimately submitted and approved by DBI [Exhibit B]. A permit was issued on February 23, 2024.

We understand that we inadvertently overlooked obtaining the permit for this job, however, we immediately took appropriate steps to rectify the situation. We have paid all permit fees and penalties regarding same. We hope to have the work inspected once the permit has been reinstated to close out the project.

This is the first time in 50 plus years that this situation has ever occurred at our company. Associated Heating has acted in good faith and believes the company has abided by all mechanical and building code requirements in the installation of the HVAC equipment. As such, we are requesting the permit be reinstated.

Respectfully submitted,

/s/

Richard Kettell
Owner/Operator of Associated Heating
5786 Mission Street
San Francisco, CA 94112

EXHIBIT A

870 North Point Suite A Quote

From: Sean Olson (solson@fpacific.com)
To: associatedheating@sbcglobal.net
Cc: nbuttner@fpacific.com
Date: Wednesday, March 11, 2015 at 01:01 PM PDT

Rod,

Thanks for coming out again yesterday. The HOA has approved the project so we are ready to move forward. I have signed the attached proposal.

Can you please confirm your schedule so that we can finalize a date that works for the installation.

Best,
Sean

Sean Olson

First Pacific
870 North Point St - Suite A
San Francisco, CA 94109

Phone: (415) 409-6200
Fax: (415) 409-6300
Email: solson@fpacific.com



NP Estimate_1723_from_ASSOCIATED_HEATING_OF_SF SIGNED 12-01-14.pdf
67.1kB

ASSOCIATED HEATING OF S.F.

ASSOCIATED HEATING OF S.F.
 5786 MISSION ST
 SAN FRANCISCO, CA 94112

(415)585-0145
 ASSOCIATEDHEATING@SBCGLOBAL.NET

Estimate

Date	Estimate No.
12/01/2014	1723
Exp. Date	
03/01/2015	

Address

FIRST PACIFIC GROUP INC.
 870 NORTH POINT ST, SUIT A
 SAN FRANCISCO, CA 94109

Ship Date	Sales Rep
12/01/2014	ROD

Date	Activity	Quantity	Rate	Amount
12/01/2014	<p>FURNISH AND INSTALL A NEW 1.5-TON DUCTED MINI SPLIT SYSTEM HEAT PUMP ASSEMBLY.</p> <p>WORK TO INCLUDE:</p> <p>1- HANG NEW MITSUBISHI #SUZKA18NA OUTDOOR UNIT ALONG LEFT WALL IN VEHICLE ENTRY WAY. UNIT TO BE ABOVE DOOR OPENING HEIGHT FROM FLOOR.</p> <p>2- HANG NEW MITSUBISHI #SEZKD18NA4 INDOOR FAN COIL IN MECHANICAL ROOM UNDER CONDITIONED SPACE.</p> <p>3- CUT-IN A NEW RETURN AIR INLET IN FLOOR NEAR REAR DOORWAY.</p> <p>4- CUT-IN 3 NEW SUPPLY AIR OUTLETS IN FLOOR. EXACT LOCATIONS TO BE DETERMINED BY OCCUPANTS AT TIME OF INSTALLATION.</p> <p>5- NEW REFRIGERANT LINES WITH CONTROL WIRING TO CONNECT NEW INDOOR UNIT TO NEW OUTDOOR UNIT. REFRIGERANT LINES IN GARAGE AREA TO BE ROUTED INSIDE A PLASTIC DECORATIVE COVER.</p> <p>6- NEW WIRELESS PROGRAMMABLE THERMOSTAT.</p> <p>7- NEW ELECTRICAL CIRCUIT INSTALLED BY GRANITE ELECTRIC FROM MAIN PANEL TO CONNECT TO NEW OUTDOOR UNIT AND NEW CONDENSATE PUMP.</p> <p>8- NEW R-6 INSULATED, 26GA STEEL DUCTS IN MECHANICAL ROOM TO CONNECT NEW INDOOR UNIT TO NEW RETURN AIR INLET AND SUPPLY AIR OUTLETS.</p> <p>9- PREP DRAIN CONNECTION WITH CONDENSATE PUMP FOR CUSTOMER SUPPLIED PLUMBER. DRAIN LINES FOR BOTH INDOOR UNIT AND OUT DOOR UNIT TO CONDENSATE PUMP ARE INCLUDED.</p> <p style="margin-top: 20px;">Continue to the next page</p>	1	11,400.00	11,400.00

Date	Activity	Quantity	Rate	Amount
	10- PERMIT AND INSPECTION FEE. ** MECHANICAL DRAWINGS ARE NOT INCLUDED AS PART OF THIS PROPOSAL.**			
			Total	\$11,400.00

Accepted By  

Accepted Date 03-11-15

LICENSE # 48-60-84

EXHIBIT B

LEGALIZE MINI-SPLIT HEAT PUMP INSTALLATION

870A NORTH POINT ST

SAN FRANCISCO CA 94109

GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY THE LANDLORD OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
5. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.

PROJECT DATA

PROJECT SPONSOR: _____
 BLOCK: 025
 LOT: 038
 TYPE OF CONSTR: TYPE V/B
 SPRINKLERS: FULLY-SPRINKLERED
 NO. OF STORIES: 4 W/BSMT
 PRESENT USE: OFFICE
 OCCUPANCY: (E) B
 ZONING: C-2

APPLICABLE CODES:

JURISDICTION: CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE:
 2022 CALIFORNIA BUILDING CODE ADMENDMENTS
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE & ALL RELATED
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 SAN FRANCISCO BUILDING CODE ORDINANCES
 OF THE CITY & COUNTY OF SAN FRANCISCO

SHEET INDEX - 7 SHEETS TOTAL

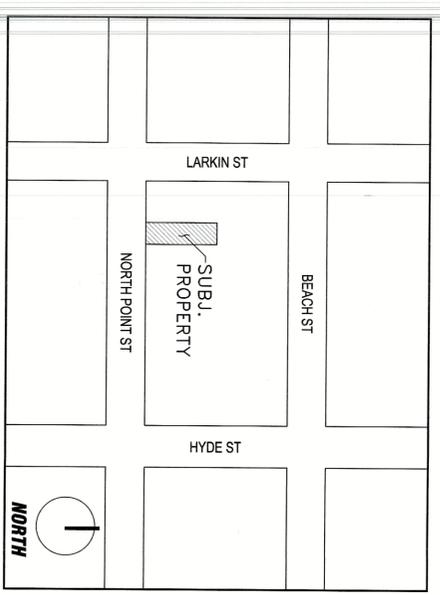
A0.0	COVER SHEET, PROJECT DATA, AND SITE PLAN
M1.0	MECHANICAL PLANS, SCHEDULES AND LEGEND
T1.0	NRC-MCH DOCUMENT
T1.1	MANDATORY MEASURES AND MECHANICAL INSPECTIONS

SCOPE OF WORK

LEGALIZE MINI-SPLIT HEAT PUMP INSTALLATION FOR (E) GROUND FLOOR OFFICE SPACE.

VICINITY MAP

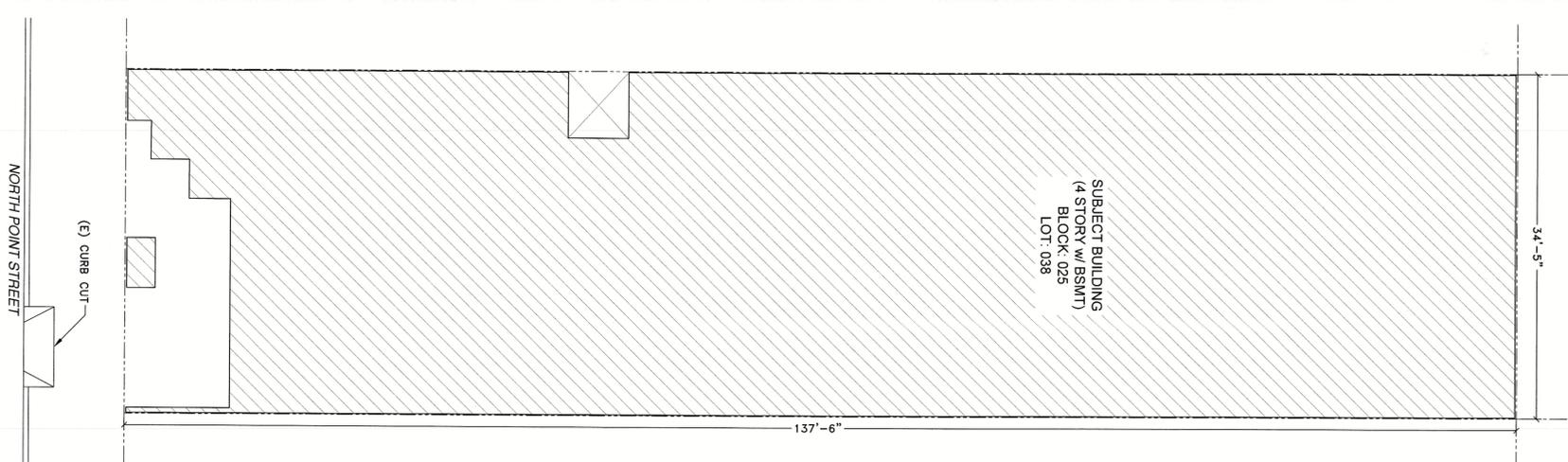
SCALE: NTS



(E) SITE PLAN

SCALE: 1/8" = 1'-0"

AGENCY APPROVALS



Timothy Madigan, DJL
 FEB 21 2024

Paul Davis, SFFD
 FEB 22 2024

APPROVED
 Dept. of Building Inspection
 San Francisco
 FEB 23 2024
 DEPT. OF BUILDING INSPECTION

Marko Lopez, DJL
 FEB 23 2024

RECEIVED
 DEPT. OF BUILDING INSPECTION
 THIS PLAN HAS BEEN INSPECTED AND APPROVED FOR DISTRICTING
 FEB 27 2024

REVISIONS

BANA INC.
 1880 GOLDEN GATE AVE,
 SAN FRANCISCO, CA 94115
 TEL. 415-752-2824

870A NORTH POINT ST
 SAN FRANCISCO CA 94109

2024.02.20.6193

DATE: 02/19/2024
 SCALE: AS NOTED

SHEET:
A0.0

COVER SHEET,
 PROJECT DATA, AND
 SITE PLAN

BANA INC.
1880 GOLDEN GATE AVE,
SAN FRANCISCO, CA 94115
TEL. 415-752-2824

870A NORTH POINT ST
SAN FRANCISCO CA 94109

MANDATORY
MEASURES
AND
MECHANICAL
INSPECTION
DATE: 02/19/2024
SCALE: AS NOTED

SHEET:

T1.1

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Patrick O'Riordan, C.S.O., Director

**NOTICE
TITLE-24 NON-RESIDENTIAL ENERGY/GREEN INSPECTION
REQUIREMENTS (BUILDING)**

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 628-652-3400.

Before final building inspection is scheduled, documentation of energy compliance, Certificate of Installation, Acceptance, and Verification, and green building Attachment E, must be completed and signed by the responsible person in charge. **The permit will not be finalized without compliance with the energy inspection requirements.**

Energy Inspection Services Contact Information

- Telephone: (628) 652-3407
- Email: dbi.energyinspections@sfgov.org
- In person: 4th floor at 49 South Van Ness Ave.

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred).

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at: <https://www.energy.ca.gov/programs-and-topics/programs/buildings-energy-efficiency-standards/2022-building-energy-efficiency>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <https://sf.gov/resources/2022/information-sheets-06>

Energy Inspection Services
49 South Van Ness Ave. - San Francisco, CA 94103
Office (628) 652-3407 - www.sfdbi.org/dbi (webSite)

TITLE-24 NON-RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS: 870A NORTH POINT ST APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME: MERLIN CAYABAY PHONE NO. 415-216-9620

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per SF900 AB5093.

In accordance with the requirements of the 2022 California Energy Code, 2022 SFGBC and AB-093, the following documentation is required for the building elements in this project:

1. Installation	2. Acceptance	3. Verification	4. Green Building (For New Construction and Major Alterations)	
<input type="checkbox"/> NRCI-ENV-E-Envelope (AB71) <input checked="" type="checkbox"/> NRCI-ENV-E-Mechanical (AB72) <input type="checkbox"/> NRCI-ENV-E-Covered Processes (AB73)	<input type="checkbox"/> NRCI-ENV-02-F Fresh Air Acceptance (AB1) <input type="checkbox"/> NRCI-ENV-03-F Duct Leakage Test (AB2) <input type="checkbox"/> NRCI-PRC-01-F Commercial Air Systems (AB19) <input type="checkbox"/> NRCI-PRC-02-F Commercial Kitchen Exhaust (AB19) <input type="checkbox"/> NRCI-PRC-03-F Parking Garage Exhaust (AB17) <input type="checkbox"/> NRCI-PRC-04-F Refrigerated Walkways - Evaporator Fan Controls (AB19) <input type="checkbox"/> NRCI-PRC-05-F Refrigerated Walkways - Evaporative Condenser Controls (AB19) <input type="checkbox"/> NRCI-PRC-06-F Refrigerated Walkways - Air-cooled Condenser (AB21) <input type="checkbox"/> NRCI-PRC-07-F Refrigerated Walkways - Variable Speed Compressor (AB21) <input type="checkbox"/> NRCI-PRC-08-F Refrigerated Walkways - Electric Resistance Underlaid (AB21) <input type="checkbox"/> NRCI-PRC-12-F Escalator Lighting & Ventilation Controls (AB24) <input type="checkbox"/> NRCI-PRC-13-F Escalator & Moving Walkways Speed Controls (AB24) <input type="checkbox"/> NRCI-PRC-14-F Lab Exhaust Ventilation System (AB27) <input type="checkbox"/> NRCI-PRC-15-F Laboratory Ventilation (AB29) <input type="checkbox"/> NRCI-PRC-16-F Adiabatic Condensers and Condenser Fan Motor Variables Speed Control (AB29)	<input type="checkbox"/> NRCI-MCH-04-H HERS Duct Leakage Diagnostic Test (VB55) <input type="checkbox"/> NRCI-MCH-07-H HERS Air Leakage Walksheet (VB61) <input type="checkbox"/> NRCI-MCH-02-H HERS Local Mechanical Exhaust (VB63)	<input type="checkbox"/> NRCI-MCH-06-A Outdoor Air (AB2) <input type="checkbox"/> NRCI-MCH-08-A Constant Volume Single Zone HVAC (AB3) <input type="checkbox"/> NRCI-MCH-04-H HERS Air Distribution Duct Leakage Testing <input type="checkbox"/> NRCI-MCH-06-A Air Economizer Controls (AB9) <input type="checkbox"/> NRCI-MCH-08-A Demand Control Ventilation (DCV) (AB8) <input type="checkbox"/> NRCI-MCH-07-A Supply Fan Variable Flow Controls (VFC) (AB7) <input type="checkbox"/> NRCI-MCH-12-A Automatic Demand Control Ventilation (ADCV) (AB9) <input type="checkbox"/> NRCI-MCH-15-A Automatic Fault Detection & Diagnosis for Air Handling & Zone Terminal Units (AB10) <input type="checkbox"/> NRCI-MCH-14-A Demand Energy Storage DX-AC Systems Test (AB11) <input type="checkbox"/> NRCI-MCH-16-A Thermal Energy Storage (TES) Systems (AB12) <input type="checkbox"/> NRCI-MCH-18-A Energy Management Control System (EMCS) (AB13) <input checked="" type="checkbox"/> NRCI-MCH-20-A Multi-Point Multi-Point Ventilation (AB22) <input type="checkbox"/> NRCI-MCH-21-A Multi-Point Ventilation (AB22) <input type="checkbox"/> NRCI-MCH-22-A System Duct Leakage (AB23) <input type="checkbox"/> NRCI-MCH-23-A HVAC Energy Verification (AB23)	<input type="checkbox"/> Green Building (For New Construction and Major Alterations) (GBR1)

Prepared by: Merlin Cayabay Date: 02/18/2024
 Engineer/Architect or Rater Signature
 Email: merlin1088@comcast.net

Reviewed by: Timothy Negada, DBI DBI Building Inspector or Energy Inspection Services Staff
 Reviewer Signature
 Title: DBI Engineer or Plan Checker

APPROVAL (Based on submittal reports)
 DATE: _____
 QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
 Energy Inspection Services (628) 652-3407 or dbi.energyinspections@sfgov.org

Space Conditioning Mandatory Measures:

- 110.2 CERTIFICATION BY MANUFACTURERS
ANY SPACE CONDITIONING EQUIPMENT LISTED IN §110.2 SHALL ONLY BE INSTALLED IF CERTIFIED TO THE ENERGY COMMISSION TO MEET ALL APPLICABLE §110.2 REQUIREMENTS.
- 110.210 SPACE CONDITIONING EQUIPMENT EFFICIENCY
EQUIPMENT SHALL MEET APPLICABLE EFFICIENCY REQUIREMENTS IN TABLE 110.2.A THROUGH TABLE 110.2.N.
- 110.210 SETBACK THERMOSTATS
ALL HEATING OR COOLING SYSTEMS NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT WITH CLOCK MECHANISM THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SETPOINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS.
- 110.5 PILOT LIGHTS PROHIBITED FOR NATURAL GAS EQUIPMENT
PILOT LIGHTS ARE PROHIBITED ON NATURAL GAS FAN-TYPE CENTRAL FURNACES, POOL HEATERS, SPA HEATERS, AND FIREPLACES.
- 120.1413 REQUIRED DEMAND CONTROL VENTILATION
DCV CONTROLS ARE REQUIRED FOR A SPACE WITH A DESIGN OCCUPANCY DENSITY >= 25 PEOPLE/1,000 FT² IF THE SYSTEM SERVING THE SPACE HAS ONE OR MORE OF THE FOLLOWING:
 • AN AIR ECONOMIZER
 • MODULATING OUTSIDE AIR CONTROL
 • DESIGN OUTDOOR AIRFLOW RATE > 3,000 CFM
- 120.210 THERMOSTAT CONTROLS
HEATING AND COOLING SUPPLY TO EACH SPACE-CONDITIONING ZONE OR DWELLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTAT CONTROL THAT RESPONDS TO TEMPERATURE IN THE ZONE AND MEETS 120.210) REQUIREMENTS.
- 120.210) ZONAL THERMOSTAT CONTROLS
120.210) THERMOSTAT CONTROLS FOR ALL SINGLE ZONE AIR CONDITIONERS AND HEAT PUMPS SHALL COMPLY WITH THE REQUIREMENTS OF 110.210) AND 110.210) AND, IF EQUIPPED WITH DDC TO THE ZONE LEVEL WITH THE AUTOMATIC DEMAND SCHED CONTROLS OF 110.210).
- 120.210) AUTOMATIC SHUT-OFF FOR SPACE-CONDITIONING SYSTEMS
EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH ONE OF THE FOLLOWING CONTROLS CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NONUSE:
 • AUTOMATIC TIME SWITCH CONTROL PER 110.9 WITH ACCESSIBLE MANUAL OVERRIDE ALLOWING SYSTEM OPERATION FOR UP TO 4 HOURS, OR
 • AN OCCUPANCY SENSOR, OR
 • A 4-HOUR TIMER THAT CAN BE MANUALLY OPERATED.
- 120.210) AUTOMATIC RESTART FOR SPACE-CONDITIONING SYSTEMS
EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT SHALL AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN:
 • 120.210)2A A SETBACK HEATING THERMOSTAT SETPOINT IF THE SYSTEM PROVIDES MECHANICAL HEATING, AND
 • 120.210)2B A SETUP COOLING THERMOSTAT SETPOINT IF THE SYSTEM PROVIDES MECHANICAL COOLING.
- 120.210) DAMPERS FOR AIR SUPPLY AND EXHAUST EQUIPMENT
OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.

Space Conditioning Mandatory Measures:

- 120.210) ISOLATION AREA DEVICES
EACH SPACE-CONDITIONING SYSTEM SERVING MULTIPLE ZONES WITH A COMBINED CONDITIONED FLOOR AREA OF MORE THAN 25,000 FT² SHALL BE DESIGNED, INSTALLED AND CONTROLLED TO SERVE ISOLATION AREAS.
 • EACH ZONE OR COMBINATION OF ZONES <25,000 FT² SHALL BE A SEPARATE ISOLATION AREA.
 • REDUCED OR SHUT-OFF MODES SHOULD BE PROVIDED WITH ISOLATION DEVICES, SUCH AS VALVES OR DAMPERS THAT ALLOW THE SUPPLY OF HEATING OR COOLING TO BE DIRECTED TO THE ZONE OR ZONES THAT ARE BEING SERVED.
 • EACH ISOLATION AREA SHALL BE CONTROLLED BY A DEVICE MEETING THE REQUIREMENTS OF 120.210)1.
- 120.210) DIRECT DIGITAL CONTROL (DDC)
DDC TO THE ZONE SHALL BE PROVIDED AS SPECIFIED BY TABLE 120.2.A. THE DDC SYSTEM SHALL MEET CONTROL LOGIC REQUIREMENTS OF 120.210)1, 110.210)1 AND 110.210)1) AND BE CAPABLE OF ALL OF THE FOLLOWING:
 1. MONITORING ZONE AND SYSTEM DEMAND FOR FAN PRESSURE, PUMP PRESSURE, HEATING AND COOLING
 2. TRANSMITTING ZONE AND SYSTEM DEMAND INFORMATION FROM ZONES TO AIR DISTRIBUTION SYSTEM CONTROLLERS AND FROM AIR DISTRIBUTION SYSTEMS TO HEATING AND COOLING PLANT CONTROLLERS
 3. AUTOMATICALLY DETECTING THE ZONES AND SYSTEMS THAT MAY BE EXCESSIVELY DRIVING THE RESET LOGIC AND GENERATE AN ALARM OR OTHER INDICATION TO THE SYSTEM OPERATOR
 4. READY TO ALLOW OPERATOR REMOVAL OF ZONE(S) FROM THE RESET ALGORITHM
 5. FOR NEW BUILDINGS, TRENDS AND GRAPHICALLY DISPLAYING INPUT AND OUTPUT POINTS
 6. RESETTING HEATING AND COOLING SETPOINTS IN ALL NON-CRITICAL ZONES UPON RECEIPT OF A SIGNAL FROM A CENTRALIZED CONTACT OR SOFTWARE POINT AS DESCRIBED IN 110.210)1).
- 120.210) OPTIMUM START/STOP CONTROLS
SPACE-CONDITIONING SYSTEMS WITH DDC TO THE ZONE SHALL HAVE OPTIMUM START/STOP CONTROLS. CONTROL ALGORITHMS SHALL, AS A MINIMUM, BE A FUNCTION OF THE DIFFERENCE BETWEEN SPACE TEMPERATURE AND OCCUPIED SETPOINT, OUTDOOR AIR TEMP, AND AMOUNT OF TIME PRIOR TO SCHEDULED OCCUPANCY.
 MASS RADIANT FLOOR SLAB SYSTEMS SHALL INCORPORATE FLOOR TEMPERATURE ONTO THE OPTIMUM START ALGORITHM.

APPROVED

FEB 23 2024

Timothy Negada, DBI

FEB 11 2024

RECEIVED

FEB 21 2024

TITLE-24 BUILDING INSPECTION
STANDARD FOR EXISTING
CONSTRUCTION