

File No. 250191 – Internal Quality Audit

Department of Building Inspection
July 29, 2025

Background & Timeline of Events

2018:

- DBI identified irregularities in payments from Rodrigo Santos, engineer and former BIC president, and notified Controller's Office
- City Attorney sued Santos alleging work exceeding scope of permits and misuse of licensed engineer stamp

2020:

- U.S. Attorney's Office charged Santos with defrauding his clients

Background & Timeline of Events

2021:

- Bernie Curran, Senior Building Inspector, put on leave pending investigation
- U.S. Attorney's Office charged Curran and Santos with wire fraud, alleging Curran accepted bribes from Santos for preferential treatment
- Curran and Santos found guilty and sentenced to prison terms

DBI Reforms

2021:


DBI launched and began implementing departmental reforms:

- Bolstering reporting to state licensing boards
- Monitoring out-of-district inspections
- Establishing the Expanded Compliance Control Program
- Creating anonymous staff reporting tool and whistleblower trainings
- Establishing 48-hour lock on inspection records + audit log
- Posting inspection notes and Notices of Violation online

Audit Timeline

2021:

- DBI, with guidance from City Attorney, initiated Internal Quality Control Audit
- DBI staff reviewed 5,445 properties for work beyond scope of permit, unpermitted work, missing inspections, uninvestigated complaints, and other improper activities



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 COMPLAINT NUMBER: [REDACTED]
DATE: 06/12/2023

ADDRESS: [REDACTED] BLOCK: [REDACTED] LOT: [REDACTED]

OCCUPANCY/USE: R-3 | RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES LESS THAN 3 STORIES

☐ 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.

ON SITE CONTACT: [REDACTED]

VIOLATION DESCRIPTION:

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

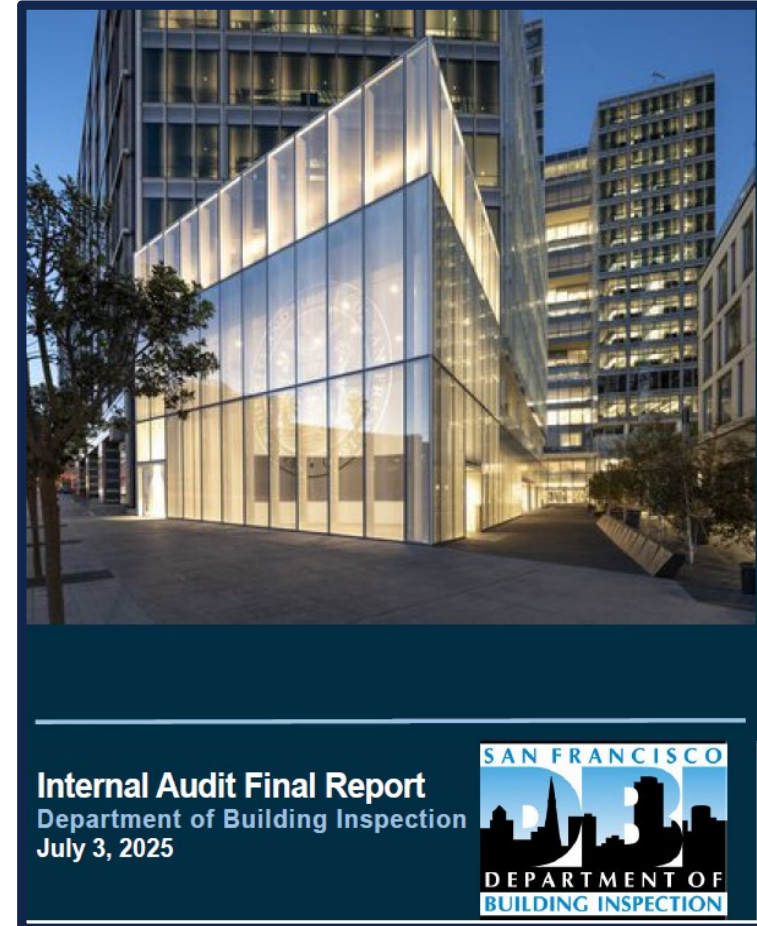
CODE VIOLATION DESC : Internal DBI audit review has revealed that the work approved under PA [REDACTED] has been exceeded. One of the 3 skylights, (closest to the north property line), has been installed 3 feet from property line (not 5 feet as approved), expired PA [REDACTED] "solar panel install" expired plumbing permit PW [REDACTED] "WORK CATEGORY: 2PB; [REDACTED], 1 - KITCHEN, 1 - BATHROOM, 1 - LAUNDRY ROOM, RE PLUMB OF RAIN WATER, DRAIN, VENT LINES, RE PLUMB OF GAS AND WATER LINES" Code/Section: SFBC 106A.4.7, 106A.4.4 Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K

Audit Conclusion & Results

2025:

DBI staff completed review and published final report showing, while no imminent life-safety hazards were found, 2% of total properties have building code violations.

Per state law, all building code violations must be abated and brought into compliance.



File No. 250191

To assist property owners with violations found during the audit, DBI worked with President Mandelman to establish an amnesty program via File No. 250191.

The ordinance will waive planning code violations, as well as waiving Planning and DBI fees associated with abating the building code violations.

File No. 250191

To utilize the amnesty program, property owners must:

- Come forward within the next 5 years
- Pursue a certificate of existing conditions
- Apply for a building permit via a streamlined pathway
- Complete the work and finalize the permit

Building Inspection Commission

The Administrative & General Design and Disability Access Subcommittee and the Code Advisory Committee reviewed this ordinance on March 12, 2025 and unanimously **recommended approval**.

The Building Inspection Commission met on April 16, 2025 and unanimously **recommended approval** of the ordinance.



THANK YOU