



DBI Report on San Bruno Properties

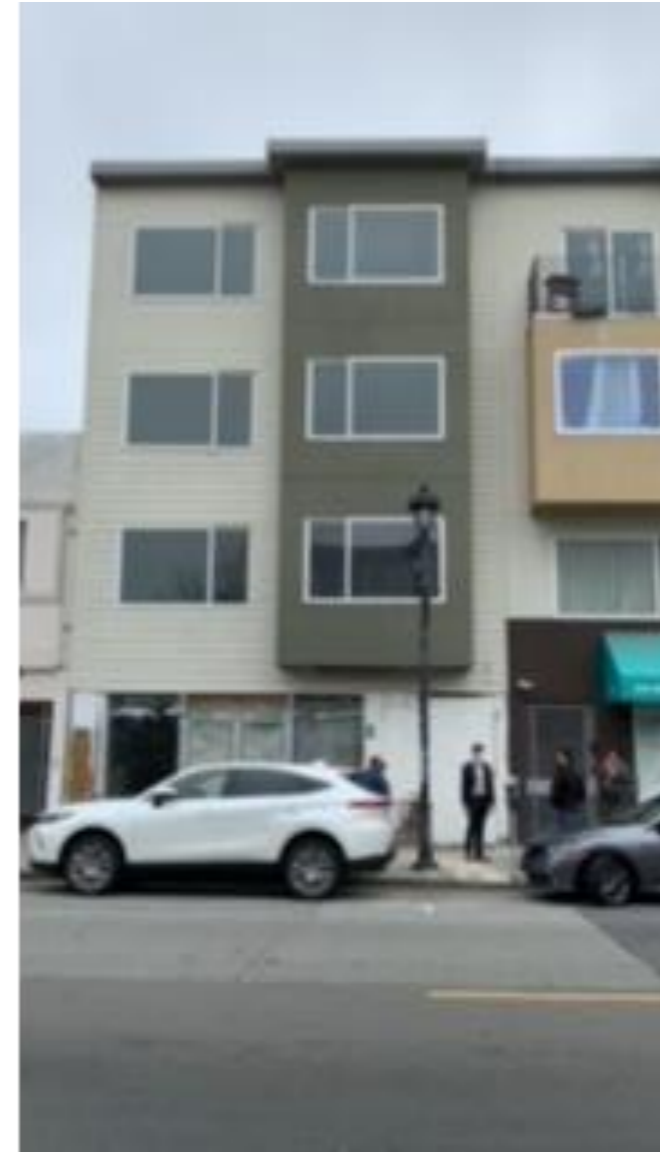
San Francisco Board of Supervisors, Land Use and Transportation Committee
September 13, 2021

Presentation Overview

- Enforcement steps taken to ensure safety of residents
- Internal audit to find any other problem properties
- Departmental reforms to prevent this from happening again

Project Overview: 2861 San Bruno Ave.

- Existing 3-unit building
- Project sponsor filed an alteration permit to:
 - Add two stories
 - Relocate residential units to 3rd and 4th floors
 - Add two offices on the 2nd floor
 - Retain commercial space on grounds floor
 - Add a ground-floor horizontal addition for parking
- Alteration permits suspended
- Building remains unoccupied



Project Overview: 2867-2899 San Bruno Ave.

- The properties consist of six buildings with addresses on San Bruno Avenue
- The structures were each originally permitted as mixed-use buildings with commercial, office, and residential units.
- The applicant filed revision permits to add bathrooms, wetbars, and change the interior layout of the buildings.



Task Force Inspection: 2867-2899 San Bruno Ave.

Interdepartmental task force found:

- 19 total unpermitted residential units
- Front and rear facades deviated from approved plans
- Roof decks not constructed
- Garages deviated from approved plans

Mitigation of Unsafe Conditions

- 15 DBI Notices of Violation
 - Building, electrical, plumbing
 - Work exceeding the scope of permits
 - Work deviating from approved plans
 - Unsafe conditions



Mitigation of Unsafe Conditions

- Short Term: Immediately required safety upgrades—COMPLETED
 - Sprinkler and fire alarm system
 - Relay module for door strike
 - Temporary fire escape
- Long Term: Legalize existing units and bring building up to code.
 - Includes permanent fire escape
 - Permit under review by city agencies



Current Status

- Orders of Abatement issued for NOVs
 - Assessed \$27,000 in fees and penalties
 - Scheduled for Abatement Appeals Board
- August 13 site visit
 - Temporary fire escape inspected for stability
 - All common areas and units inspected
 - No changes to conditions since previous inspection
 - Follow-up inspection in three months



Timeline

August 2013	New construction permits filed
June-July 2015	Revision permits filed
January 2017	Certificate of Final Completion issued
December 2018	Complaint referred from Planning Department
January 2019	Task force inspection, NOVs Issued
February-May 2019	Temporary sprinkler, alarm system, fire escape completed
August 2019	Orders of Abatement filed
July 2021	Settlement reached with property owner
Fall 2021	Planning Commission hearing on permit applications Abatement Appeals Board hearing scheduled
Next Steps	Owner secures building permit to bring the structures into full compliance, construction begins

Quality Control Audit

Quality Control Audit

- Audit team
- Scope: identify projects and permits of potential concern
 - Data analysis
 - Survey of projects
- Investigate plans and other records, conduct site visits, etc.
- Third-party review

Next Steps

- Audit underway
 - First tier is focused on people and properties named in criminal complaints
 - Potential life/safety issues
 - Complaints
- Data analysis
- Regular reports to the Building Inspection Commission

Reforms

DBI Reforms

- Additional/improved staff training
 - Post NOVs, inspection notes, and correction details online
 - Appoint a new senior inspector to supervise and ensure accountability
- Controller's Office Assessment
 - Anticipated this week

Reforms

Building Inspection Division Policy Changes

- Training
 - Improved orientation program for new inspectors and enhanced training for existing inspectors
 - Regular briefings at staff meetings regarding prohibited inspection practices and consequences for breaking the rules
 - Enhanced ethics training for all inspection staff, including support staff

Building Inspection Division Policy Changes (cont.)

- Scheduling and Oversight
 - Senior inspectors to review daily inspection reports from staff
 - Chief Building Inspector to review weekly inspection activity of senior inspectors.
 - Controls on inspection scheduling for senior inspectors
 - Improved transparency of inspection reassignments
 - Review of inspection patterns for senior inspectors



THANK YOU