Regular Meeting of the Abatement Appeals Board July 16, 2025

Agenda Item C
Staff Report

ABATEMENT APPEALS BOARD



City & County of San Francisco 49 South Van Ness Avenue, San Francisco, California 94103-1226

CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT

Appeal No. 6950

Date of Abatement Appeals Board Hearing: 7/16/2025

Property Address: 338 TEDDY AV

Block:6210 Lot: 012

Page 1

Complaint Number: 202179766

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant:

Wong Connie Man LAI 338 TEDDY AV San Francisco CA 94134

Appellant: Connie Wong

Building/Property Description: Two Story/ Single family home

Legal Use/Occupancy: R-3

<u>Case Summary</u>: This case originated from a complaint received on **July 7, 2021**, regarding unpermitted construction at the subject property. The case was assigned to the Building Inspection Division (BID) for investigation.

On **July 9, 2021**, BID conducted an initial site inspection, which revealed unpermitted work at the ground floor, including a bathroom, wet bar, and three storage rooms. A Notice of Violation (NOV) was posted and mailed on **July 12, 2021**, requiring the owner to obtain appropriate permits to legalize or remove the unauthorized work.

A building permit application (**PA 202108116263**) was filed on **August 12, 2021** to comply with the NOV. However, as of today's date, this permit remains unissued. There has been no substantive progress on addressing the violations since the filing of the permit application.

Due to the lack of action, a Final Warning Letter was issued on **December 8, 2022**, and the case was referred to the Code Enforcement Section (CES) for further enforcement.

Enforcement Actions:

Appeal No. 6950

Date of Abatement Appeals Board Hearing: 7/16/2025

Property Address: 338 TEDDY AV

Block: Lot:

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- **July 9, 2021:** Building Inspector conducted an initial **site inspection**. The inspector met with an electrical contractor and observed unpermitted construction at the ground floor, including a bathroom, wet bar, and three storage rooms. The inspector advised that permit research was required to legalize or remove the work.
- July 12, 2021: A Notice of Violation (NOV) was posted at the property, detailing the unpermitted work and the required corrective actions.
- July 13, 2021: The NOV was mailed to the owner of record to ensure proper notice.
- August 12, 2021: The owner filed PA 202108116263 as an attempt to address the NOV.
- October 2021 December 2022: Department staff monitored the permit status. The permit remained **unissued**, and no progress was made toward abatement of the violations.
- December 8, 2022: The department issued a Final Warning Letter (FWL) due to the owner's failure to obtain the required permits and correct the violations.
- December 9, 2022: The case was referred to Code Enforcement Section (CES) for further enforcement.
- August 2024: CES prepared the case for Director's Hearing. Staff conducted a site visit to post the hearing notice, take updated photos, and document conditions.
- September 3, 2024: The Director's Hearing Officer issued a 90-day advisement, providing additional time for voluntary compliance.
- **November 2024 December 2024:** CES staff reviewed the case and confirmed that no progress had been made.
- December 10-13, 2024: CES staff prepared and posted the Order of Abatement (OOA) at the property, mailed the OOA packet to the owner, and uploaded documentation, including photos and affidavits, to the case file.
- **December 2024:** The owner paid required fees and filed an **appeal of the OOA** with the Abatement Appeals Board (AAB).

Order of Abatement & Appeal:

December 10-13, 2024: CES staff prepared and posted the **Order of Abatement (OOA)** at the property, mailed the OOA packet to the owner, and uploaded documentation, including photos and affidavits, to the case file.

Appeal No. 6950

Date of Abatement Appeals Board Hearing: 7/16/2025

Property Address: 338 TEDDY AV

Block: Lot:

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• **December 2024:** The owner paid required fees and filed an **appeal of the OOA** with the Abatement Appeals Board (AAB).

Current Status:

- The permit (PA 202108116263) remains unissued.
- No corrective work has been performed to address the violations noted in the NOV dated July 12, 2021.
- The property remains in violation of the San Francisco Building Code.

Outstanding Violations: Yes

Life Safety Hazards: Unsafe

Directors Hearing: #202179766 Date: 12/13/2024

Result: Order of Abatement

Order of Abatement: 202179766-A issued with condition: All Permits required for compliance of this violation must be completed and final within 30 Days.

Appellant's Request: The appellant requests that the Abatement Appeals Board remove or reduce the administrative costs and penalties assessed in connection with the Order of Abatement. The appellant states that these costs are excessive and that there were mitigating circumstances regarding delays in addressing the violations.

Staff recommendation: Staff recommends that the **Abatement Appeals Board uphold the Order of Abatement** as issued by CES. The property owner has had multiple opportunities over nearly four years to address the violations through the permitting process but has failed to take necessary action to bring the property into compliance.

Abatement Appeals Board Action:

LIST OF DOCUMENTS

- 1) Appellant's Appeal
- 2) Order of Abatement # and Initial Bill
- 3) Declaration of service of posting and mailing of Order of Abatement

Appeal No. 6950

Date of Abatement Appeals Board Hearing: 7/16/2025

Property Address: 338 TEDDY AV

Block: Lot:

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- 4) Notice of Violations and Final Warning Notice Letter
- 5) Building and Electrical permits
- 6) Photos of current conditions

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER

Check	Type of Appea	al: 💢 Appeal of l	Director's Orde	er 🗌 Request for Jurisdic	ction 🗌 Re-hearing
	lant Name:	CONNIE 1	4. WONG	Appeal Number	
	or's Order No appeal Filed:	DEC 26,20	24	Complaint Tracking No(s) Filing <u>Fee:\$326.</u> 45	-
and co	omplete pages able), and (3) sco Departme	1 through 3 for Finclude the requis	Requests for Justile filing fee o	on pages 1 and 2 for appe urisdiction, (2) sign the bo f \$326.45 (checks are pay ase attach additional page	ottom of page 2 (and 3 if yable to the San
Franci AAB h pursua that th	sco Building C as the power ant to SFBC S e public health	Code (SFBC), and to hear and decid ection 102A Th n, safety and pub	d Chapter 77of de appeals fror e Board may " lic welfare are	AAB): Under Section 105A f the San Francisco Admir m Orders of Abatement ar uphold, modify, or reverse secured most nearly in a sco Housing Code." (SFE	nistrative Code, the nd hear direct appeals e such orders, provided ccordance with the
		nnaire & Declara wing allegations i		lersigned appellant hereb herewith:	y appeals to the AAB
(1)		ealed from was ma ty of San Francisco		nearing by the Director of Bu	uilding Inspection, of the
(2)	•	remises are locate . They contain		Teddy Ave	SF 94134 guest rooms.
(3)		ry and concise lang acts relating thereto		fic nature of the action appe	ealed from, together with Admin Costs & Penal
(4)	State the relief reversed by the	is board. (Attach a IC VIOLAT Basement	dditional sheet(ould be modified or to temodified or y room with Laure
(5)	attorney	architect engir is an agent of the	neer 🔲 contract	e property: property owner tor other ord, please attach documen)
(6)	Appellant's In Print Appellant Appellant's Ma Phone Numbe	iling Address:	CONNIE 338 Te 1 9402	M. WONG Ady Ave SF Email Address: Chr	94134 Nwong Dgmail. Con
		Al	batement Appe	eals Board (AAB)	U v

Abatement Appeals Board (AAB)
Tel. (628) 652-3517 - (628) 652-3426
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103

Abatement Appeals Board Appeal Application Form Page Two

(7)	Please state any work that you are aware of that was performed at the subject property without required Dibuilding, plumbing, electrical permits: U INSTALLATION OF WASHING MACHINE OF BUILDING
(8)	Did the current owner(s) of record own the property when this work was performed? + 1 Yes No + 2
(9)	PROPERTY PURCHASE IN APRIL 2013 WITH ADDITION ALREADY IN PLACE
(10)	NOT SURE WHEN ADDED Please state any work completed to correct the related code violations: SUBMITTED P/A 20-2108/16263
(11) (12) (13)	What was the extent of the work performed? How much remains to be completed? When was the work done?
(14)	What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
(15) (16)	Do you own other properties in San Francisco? Yes No If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? Yes No
(17)	If Yes, please list Complaint Tracking or Order numbers
(18) (19)	Have you owned property in San Francisco before? ⊠ Yes □ No Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? ☒ Yes □ No
(20)	Have you applied for the required permits to abate the subject code violations? ☐ Yes ☐ No If yes, please list permit applications: ☐ Building Permit Application Nos. ☐ Plumbing Permit Application Nos.
	Electrical Permit Application Nos. EW 2021 0706 6782
(21)	What other permits have you been granted by the City? 201806111530 201805290319
(22)	What other facts do you want the Board to consider?
I dool	are under penalty of perjury and the laws of the State of California that the foregoing is true and correct.
	COUNT 1.10110
Print I	Name: CONNE WONG Signature: CONNE CON
Date :	Signed: 12 26 / 2024 Signatory is ⊠ property owner □ agent □ other

I am retired and bought this house in April 2018 to live in peace and close to everything I am familiar with. My fund were limited and I would not want to spend it all on house remodelling.

My architect went to the Director's Hearing on 9/03/2024 was about to file an update on P/A 202108116263 when his children got sick. The process was delayed and I subsequently received this Order of Abatement.

The remodel I wanted on this property and I still want is a family room with bathroom and Laundry. Many building contractors told me this process can take years with 3 reviews including neighborhood review. That is the reason I seek relief from adminstrative fees and penalties from accumulating while I secure a permit.

An ADU would be hardship for me because of high cost of rebuilding the existing foundation. It is cost ineffective. On top of that, an ADU would cut off access of the rear yard for the upstairs family. Even though it could be mitigated by remodelling upstairs with a rear deck and staircase, it is a financial hardship for me.

I bought the property with an understanding there were broken windows, staricase and skylight etc. Plus there were inadequate electrical service. I made an effort to fix all the defects with P/A 201806111530 and P/A 201805290319.

When it comes to fixing the basement space (complant 201767021), I paid the tenants generously to ask them to vacate the illegal apartment, an inadequate apartment, space that should never be rented out. I hired a qualified and licensed electrician to upgrade and rewire the downstairs space. It is when I opened an investigative permit (EW202106296680) and invited an inspector to look at the proposed electrical upgrade that I was slapped with a Notice of Violation (202179766).

Looking back at the whole fiasco, I realized that I made a mistake to install a washing machine. This is an honest mistake on my part. I seek relief because I felt there was misunderstanding. The inspector misunderstood my intentions. He assumed that I was about to make cosmetic fixes and then rent out the space at a profit. The space has been used as storage ever since.

PAYMENT RECEIPT

Printed on: 12/23/2024 11:14:31 AM

Code Enforcement Division

Phone: (628) 652-3430

Payment Date:

12/23/2024

Job Address

TEDDY AV -338

Payment received from:

CONNIE WONG

338 TEDDY AV SAN FRANCISCO CA 94134

IB Payment

Receipt Number: CED09290

Issued By: HBROOKS

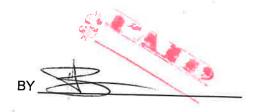
Application Number:

Payment received for the items indicated:

Payment Amount Complaint#/ (if appli			
\$4,853.06	202179766		
	\$4,853.06		

TOTAL

\$4,853.06



CUSTOMER COPY

PAYMENT RECEIPT

Printed on: 12/27/2024 10:06:16 AM

Code Enforcement Division

Phone:(628) 652-3430

Payment Date:

12/27/2024

Job Address

Job Addies

338

TEDDY AV

Receipt Number: CED09303

Issued By: SBRYANT

Application Number:

Payment received from:

CONNIE M WONG

338 TEDDY AVE

SAN FRANCISCO CA 94134

AAB FILING FEE

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)		
CED AAB Filing Fee	\$326.45	202179766		

TOTAL

\$326.45



City and County of San Francisco DBI
DBI

Reference Number: 2024361001-22
Date/Time: 12/27/2024 10:05:46 AM
Permit or Reference Number Payment
2024361001-22-1
Line Item
Permit or Reference Number: CED09303
Comment: 338 TEDDY AV
Fee Desc: CED AAB Filling Fee \$326.45
Amount:

1 ITEM TOTAL: \$326.45

TOTAL: \$326.45

TOTAL: \$326.45

TOTAL: \$326.45

Total: \$326.45

Total Received: \$326.45

Total Received: \$326.45

Safe Building!

City and County of San Francisco Department of Building Inspection



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

ORDER OF ABATEMENT

December 11, 2024

Owner:

WONG CONNIE MAN LAI

338 TEDDY AVE

SAN FRANCISCO CA 94134

Property Address: 338 TEDDY AV,

Block: 6210

Lot: 012

Seq: 00

Tract: 264

Case: BW1

Complaint: 202179766A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. 202179766A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **September 3, 2024** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

- 1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
- 2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
- 3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

60 days to obtain a permit and 90 days to complete all work including final inspection sign off and pay all CES fees

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

Mauricio Hernandez, Chief Building Inspector, Code Enforcement

Department of Building Inspection

Very truly yours

Patrick O'Riordan, C.B.O., Director Department of Building Inspection

Code Enforcement Division 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226 Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

To:

WONG CONNIE MAN LAI 338 TEDDY AVE SAN FRANCISCO CA 94134

Dear Property Owner(s):

Date: December 12, 2024

Property Address: 338 TEDDY AV

Block: 6210 Lot: 012 Seq.: 00

Inspector: **Declan McConn**

Director's Order Number:

INITIAL BILL- Assessment of Costs Code Violations Outstanding

Our records show that all required work has not been completed to abate the code enforcement case referenced above. FAILURE TO CORRECT THESE CODE VIOLATIONS PRIOR TO THE DIRECTOR'S HEARING AND RECORDED ORDER OF ABATEMENT HAS RESULTED IN THE ACCRUAL OF "ASSESSMENT OF COSTS" pursuant to 102.2,102.16, 102A.3, 102A.7, 103A5, and Section 110, Table 1A-K of the San Francisco Building Code. Said Code requires that this Department's "cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment..."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is: \$4853.06.

Payment must be payable to CITY and COUNTY of SAN FRANCISCO OR CCSF-DBI in the form of cashier's check, money order or cash and must be accompanied by this original letter.

Please tender payment by mail or in person during regular business hours (8am-4pm) to the address indicated below:

Assessment of Costs Payment Department of Building Inspection Code Enforcement Section 49 South Van Ness Avenue, Suite 400 San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to tender payment immediately.

Note: The Order of Abatement of the Department of Building Inspection cannot be lifted, and the structure cited above cannot be brought into compliance with the applicable sections of the San Francisco Building and Housing Codes until all required work is completed and further accrued Assessments of Costs are paid.

You must notify your assigned CES Inspector when all violations have been completed AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES.

You will be sent a Final bill assessment of costs for additional time accrued until the case is abated..

Code Enforcement Section can be reached at (628) 652-3430 should you have any questions.

Your prompt cooperation on this matter is appreciated,

Patrick O'Riordan, C.B.O, Director Department of Building Inspection

By:Mauricio Hernandez

Chief Building Inspector, Code Enforcement

cc: CED File

City and County of San Francisco **Department of Building Inspection**



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

DATE AFFIDAVIT PREPARED December 11, 2024

Address: 338 TEDDY AV,

Hearing Number: 202179766

Inspector: Declan McConn

Block: 6210 Lot No: 012

Sea: 00

Directors' Hearing Date: September 3, 2024

264 Case: BW1 Tract:

Owner:

WONG CONNIE MAN LAI

338 TEDDY AVE **SAN FRANCISCO CA**

94134

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 21324, at San Francisco, California. By: Susan Jew (Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102A.7

I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 12/13/24, at San Francisco, California.

By: Declar mccon 12/3/24 Signature:

Code Enforcement Division 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226 Office (628) 652-3430 - FAX (628) 652-3439 - www.sfdbi.org



M 9003 05 (Rev. 5/96)

NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDIN	G INSPECTION	☒ FIRST NOTICE	COMPL	AINT NUMBE	R
City and County of San Francisco		☐ SECOND NOTICE			
49 South Van Ness Av Suite#400		☐ OTHER:	20	217976	S
San Francisco, CA 94103					<u> </u>
ADDRESS	338 Teddy Aven	ue		12-2021	
OCCUPANCY/USE	R-3 / 27			6210 LOT	012
CONST. TYPE	5		STORIES		SEMEN.
☑ If checked, this information is based upon site	e-observation only. Further rese	arch may indicate that legal us	se is different. If so, a	revised Notice of	i Violation
will be issued. OWNER / AGENT:	Wong Connie Man	Lai	PHONE#:		
MAILING ADDRESS:	338 Teddy Avenue	CITY	San Francisco	ZIP	94134
PERSON CONTACTED @ SITE			PHONE#:		
		DESCRIPTION		70 400 4 7)	
☑ WORK WITHOUT PERMIT (SFBC	- 11	TIONAL WORK-PERMIT			114
☐ EXPIRED PERMIT (SFBC 106A.4.		ERMIT (SFBC 106.3.7)	PA#		
☐ UNSAFE BUILDING (SFBC 102);				SFBC 103.A	k
A complaint investigation has re	vealed a full bathroom	n, wet bar, and storag	e rooms at		
ground floor built without permit		val by previous owne	Г		
MONTHLY MONITORING FEE Section	on 110A TABLE 1A-k				
BC - Building Code HC - Housing C	Code PC – Plumbing Cod	le [EC – Electrical Cod	e] MC – Mecha	anical Code	
	CORRECTIV	F ACTION:			
☐ STOP ALL WORK S					
▼ FILE BUILDING PERMIT APPLICATION WITH		VITH PLANS) A Copy of This N	otice Must Accompan	y the Permit Appl	ication.
☑ OBTAIN PERMIT WITHIN 60 DAYS AN	ND COMPLETE ALL WORK WIT		LUDING FINAL INSP	ECTION AND SIG	SNOFF.
☐ CORRECTION VIOLATIONS WITHIN		NO PERMIT REQUIRED.		MENT DROCEE	NINCE
☐ YOU FAILED TO COMPLY WITH THE NOTICE	E(S) DATED,	THEREFORE THIS DEPT. HA	S INITIATED ABATE	DOITIONAL WAS	JINGS.
☑ FAILURE TO COMPLY WITH THIS NOTICE W					
File for and obtain a building perm	it with plans and Plan	ning approval to lega	lize rooms at g	round floor	UK 10
remove and revert to last known le	egal condition. Separat	te plumbing and elect	rical permits re	equirea. Per	mit
application must state to comply v				V	
INVESTIGATION FEE OR OTHER FEE WIL		se side for further explanatio	n		
☐9x Fee (Work w/o Permit after 9/1/60)		Exceeding Scope of Permit)			
☐ OTHER: ☐ Re-	inspection Fee\$	☐ No penalty (Work w/o pe	ermit prior to 9/1/60)	18	
APPROX. DATE OF WORK W/O PERMIT_	N/A VALUE (OF WORK PERFORMED W	OPERMITS \$6	000	
BY ORDER OF THE DIREC	TOR, DEPARTMEN	NT OF BUILDING II	NSPECTION		
		The same of the sa	Building Inspection [9 S. Van Ness Av, Su	Division	2 3450
CONTACT INSPECTOR Jimmy	(Inspector – Print Name	3)	Housing Inspection D	ivision	
OFFICE HOURS 8:00 AM TO 9:00 AM AND 3	3:00 PM TO 4:00 PM	4	9 S. Van Ness Av, Su Electrical Inspection		2-3700
			19 S. Van Ness Av, Si	uite# 400 (628) 65	32-3450
PHONE # (628)-652-3446			Dlumbing Inspection	Division	
1 1:		- ₄	9 S. Van Ness Av, Su Code Enforcement I	lite# 400 (628) 65. Division	2-3450
graph of the same		L) _	19 S. Van Ness Av, Si	uite# 400 (628) 6	52-3430
By:(Inspector's Signature)	DISTRICT#				
	CED □ CPC □ DAD □ SFFI	D 🗆 DPH 🗆 RPC			

DEPARTMENT OF BUILDING INSPECTION



Inspection Services
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 941031226

DATE: 12/08/2022

PROPERTY ADDRESS:

338 TEDDY AV

WONG CONNIE MAN LAI BLOCK: 6210 LOT: 012 338 TEDDY AVE

SAN FRANCISCO CA 94134

WONG CONNIE MAN LAI

Building Complaint #: 202179766

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 07/12/2021 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (628) 652-3430 if you have questions concerning the referenced Notice of Violation.

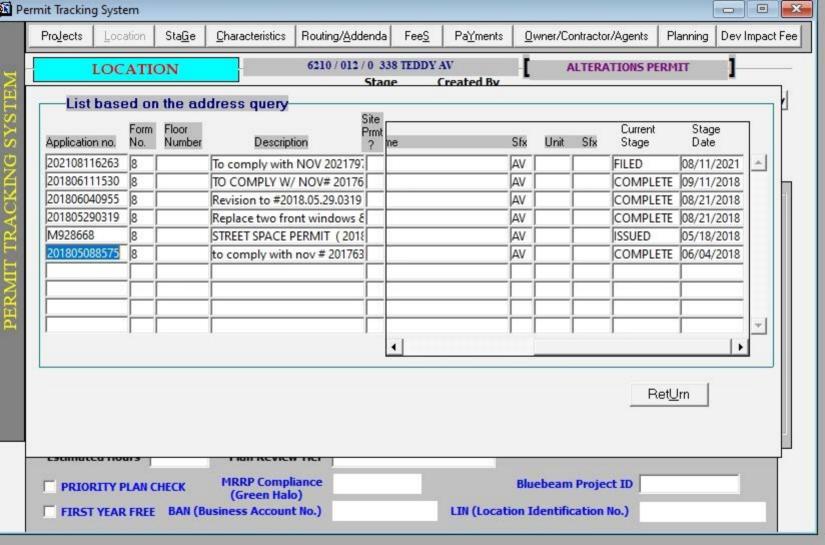
IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



DEPARTMENT OF BUILDING INSPECTION



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

Permit details report

Bluebeam ID: **Application Number:** 202108116263

Form Number: 8 Application To comply with NOV 202179766. Legalize ground flr addition (approx. 792 SF), new bedroom,

Description: new recreation room, new closet, new bar/lounge, new bathroom, and new laundry.

Date: 07/07/25 14:06:13

Address: 6210/012/0 338 TEDDY AV

Occupancy

Building 27 ⁻1 FAMILY DWELLING Cost: \$10,000 code:

Disposition/Stage:

Action Date	Stage	Comments
11-AUG-2021	TRIAGE	
11-AUG-2021	FILING	
11-AUG-2021	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step#	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	26-OCT-2021	26-OCT-2021			26-OCT-2021	MCHUGH KEVIN	<u> </u>
2	BID-INSP	11-AUG-2021	11-AUG-2021			11-AUG-2021	BIRMINGHAM KEV	
3	CES	11-AUG-2021	11-AUG-2021			11-AUG-2021		Ok to process per M. Chung.
4	CES	26-OCT-2021	26-OCT-2021			26-OCT-2021	HINCHION JOHN	
5	INTAKE	11-AUG-2021	11-AUG-2021			11-AUG-2021	LEE ERIC	
6	INTAKE	26-OCT-2021	26-OCT-2021			26-OCT-2021	VICTORIO CHRISTO	New Set of Plans 18 pages
7	CP-ZOC						DITO MATTHEW	Requires pre-app for horizontal
								addition greater than 10 feet. Applicant instructed that existing drawings should be before addition was constructed, proposed should be as-built. Needs side and rear elevations.
8	BLDG							
9	PAD-STR							
10	MECH							
11	SFPUC							
12	СРВ							

COPY

City and County of San Francisco

Permit Issued By: WEBSITE

Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

ELECTRICAL PERMIT

PERMIT# EW202107066782

Permit Issued date: 07/06/2021 10:48:26 AM

Printed on: 07/07/2025 02:15:01 PM

Job Address 338 TEDDY AV

INSPECTOR

Block/Lot/Structure Number

Unit

District

6210/012/0

4

Occupancy Residential

Floor/Suite 1

Valuation

\$20,000.00

Owner Name

Phone

Phone2

Homeowner permit approved by

WONG CONNIE MAN LAI

(415)481-9402

Contractor Company Name

ANDRADE LINK ELECTRIC CORP

License

Class

License Exp Date Business Lic#

1040575

C10

30-JUN-26

1093284

Address

679 PORTOLA DRIVE #202 SAN FRANCISCO

State CA

Zip Code 94127-0000 Office Phone# (415)912-0027 Mobile Phone# (415)912-0027

Applicant/Occupant Name

Phone

() =

EID Use Only:

Building Appln. No:

Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

200A Service Upgrade, and new 200A subpanel. Demo of electrical wiring as well. Planning to rewire. Wiring is part of clearing a violation. VIOLATION NUMBER: 201767021

INSPECTOR'S COMMENT:

BLDG_REV_FEE 06-JUL-21 335987 \$1.00 RES_OUTL 06-JUL-21 335987 \$279.00	Fees Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
	BLDG_REV_FEE	06-JUL-21	335987	\$1.00	RES_OUTL	06-JUL-21	335987	\$279.00

Total Paid **Total Fees** \$280.00 \$280.00 Balance due \$0.00 Surcharge \$0.00

Inspection	Activity Descript	ion	Activity Code	
Activity Date	Inspector	Code		Inspection Record
08/13/2021	Albert Leong	109	SITE DISCUSSION	Switchover of existing circuits to new circuit breaker panel ok.
07/21/2021	Robert Van Koll	103	GT - PROGRESS	Gt issued 200 amps 1 meter 10k. Corrections for gt final. Demo old service, add gfci by new sub, correct gec fittings, bond wh and intersytem bond.
07/14/2021	Robert Van Koll		PARTIAL ROUGH / PROGRESS	All street level rooms unapproved wiring removed. Contractor has app with pg&e for service upgrade.

COPY

Permit Issued By: WEBSITE

Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

ELECTRICAL PERMIT

PERMIT# EW202106296680

Permit Issued date: 06/29/2021 03:15:14 PM

Printed on: 07/07/2025 02:18:09 PM

Job Address 338 TEDDY AV

INSPECTOR

Block/Lot/Structure Number

Unit District

6210/012/0

4

Occupancy Residential

Floor/Suite 1

Valuation

\$20,000.00

Owner Name

Phone

Phone2

Homeowner permit approved by

WONG CONNIE MAN LAI

(415)481-9402

Contractor Company Name

License

Class

License Exp Date Business Lic#

ANDRADE LINK ELECTRIC CORP

1040575

C10

Office Phone#

30-JUN-26

1093284 Mobile Phone#

679 PORTOLA DRIVE #202 SAN FRANCISCO

State CA

Zip Code 94127-0000

(415)912-0027

(415)912-0027

Applicant/Occupant Name

Phone

() =

EID Use Only:

Building Appln. No:

Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

Survey Permit for Electrical. Site discussion only with an inspector. Planning on rewiring a portion of the home and doing a 200A service upgrade

INSPECTOR'S COMMENT:

Fee	25
Fee	TV

pe 29-JUN-21 BLDG REV FEE

Date Paid

Receipt 335690

Amount \$1.00

Fee Type RES_OUTL

Date Paid 29-JUN-21

Receipt 335690

Amount \$148.80

Surcharge

Activity Date

\$0.00

Total Fees

\$149.80

Total Paid

\$149.80

Balance due

\$0.00

Inspection Activity Description

Inspector

Activity Code

Description Code

Inspection Record

07/06/2021

Robert Van Koll

SURVEY COMPLETE C-10 will pull electrical permit to upgrade service and remove all unapproved wiring in street level in law. Refer to complaint

201767021.

EW202106296680

COPY

ELECTRICAL PERMIT

PERMIT# *E201705044754*

Permit Issued date: 05/04/2017 08:40:43 AM

Printed on: 07/07/2025 02:18:54 PM

Job Address 338 TEDDY AV

INSPECTOR

Permit Issued By: GRUPP

Block/Lot/Structure Number

Unit

District 4

Phone2

Occupancy Residential

Floor/Suite

Valuation

\$1,500.00

Owner Name

Phone

6210/012/0

Homeowner permit approved by

VILLALON ROSE M

Contractor Company Name

License

Class

License Exp Date Business Lic#

COSMOS ELECTRIC CO **CHECK ID &

455954

C10

30-APR-24

0148261

NOTE***

State CA Zip Code 94124 Office Phone# (415)756-4674

Mobile Phone# (415)547-6219

Address 2901 HAWES ST

Applicant/Occupant Name

SAN FRANCISCO

Phone

() =

EID Use Only:

Building Appln. No:

Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

MAKE CORRECTIONS PER NOV 201767021; INSTALL 100A SERVICE, CONDUIT, 7 CKTS, 3 LIGHTS, 5 SWITCHES, 5 RECEPTACLES.

INSPECTOR'S COMMENT:

Surcharge	\$0.00	Tot	al Fees	\$1,396.00	Total Paid	\$1,396.00) Ba	lance due	\$0.00
RES_OUTL		04-MAY-17	265060	\$279.00					
PENALTY		04-MAY-17	265060	\$1,116.00	BLDG_RE	V_FEE	04-MAY-17	265060	\$1.00
Fees Fee Type		Date Paid	Receipt	Amount	Fee Type		Date Paid	Receipt	Amount

Inspection	Activity Descrip	tion	Activity Code	
Activity Date	Inspector	Code	Description	Inspection Record
08/04/2017	Chantel Lewis		CANCELED AFTER FIELD INSP	CANCELLED. CONTRACTOR NO LONGER ON SITE
05/15/2017	Michael Doyle	103	GT - PROGRESS	REQUIRED TO EXPOSE ALL PATHS OF WIRING AT ILLEGAL IN LAW AND RETURN TO ORIGINAL CONDITION PRIOR TO ILLEGAL IN LAW CONSTRUCTION, OR SUBMIT PLANS TO B.I.D. TO LEGALIZE UNIT. GT ISSUED 100A 120/ 240V 1 METER 10K AIC. REFER TO COMPLAINT/ NOV #201767021.

COSMOS ELECTRIC CO **CHECK Floor/Suite:

E201705044754

338 TEDDY AV





















