Regular Meeting of the Abatement Appeals Board

October 21, 2026

Agenda Item C2

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. 6978
Date of Abatement Appeals Board Hearing: 10/21/2026
Property Address: 147 Noe St
Block: 3541 Lot: 060

Complaint Number: 202289682

PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant:
Yee Low Family Trust
Allen Yee and Susanne Low, Trustees

Appellant:

Allen Yee (Property Owner)

Building/Property Description: The subject property at 147 Noe Street contains residential units and a restaurant, as described in the Notice of Violation.

Legal Use/Occupancy: R-2 residential occupancy with 3 dwelling units

Case Summary:

This case originated on April 8, 2022, following a fire at 141 Noe Street that spread to the second and third floors of 147 Noe Street. The Notice of Violation dated April 11, 2022 documented fire damage to the upper unit, front roof collapse, burned framing, and water and firefighting damage affecting other units and the restaurant. It required a structural engineer's assessment, permits with plans for the full repair scope, and completion of all work with final inspection and sign-off.

Emergency repair Permit No. 202205204687 was issued May 20, 2022. Application No. 202207138367 was filed July 13, 2022; on January 31, 2023, the inspector reported no permit issued to comply and no routing activity since filing. A Final Warning Letter was issued January 31, 2023, and CES received the case February 1, 2023. The December 2024 hearing form identified repair Permit No. 202304044990 as work in progress.

A Director's Hearing was held December 17, 2024, with the owner or representative present. Order of Abatement No. 202289682-A was issued December 18, 2024, with an initial assessment of $4,443.49. Allen Yee appealed January 2, 2025. On September 24, 2026, Inspector Chiu met with the owner on site and in the office and reported that they were working on closing out all outstanding permits.

Enforcement Actions:

• 04/08/22 – Case opened following fire damage at the subject property.
• 04/11/22 – Typed NOV dated and mailed with the Fire Damage Action Plan; CTS also records a first-NOV event on April 8.
• 05/20/22 – Emergency repair Permit No. 202205204687 issued.
• 07/13/22 – Application No. 202207138367 filed for fire-damaged roof repair.
• 01/31/23 – Final Warning Letter issued; case referred to CES.
• 02/01/23 – Final Warning Letter mailed and case received by CES.
• 12/06/24 – Director's Hearing notice posted and mailed by certified mail.
• 12/17/24 – Director's Hearing held; issuance of OOA authorized; owner represented.
• 12/18/24 – OOA issued; initial assessment of $4,443.49 prepared.
• 12/20/24–12/23/24 – OOA posted December 20 and mailed December 23.
• 01/02/25 – AAB appeal submitted and filing fee paid.
• 09/16/26–09/17/26 – AAB hearing notice mailed September 16 and posted September 17.
• 09/24/26 – Inspector Chiu met with the owner on site and in the office; working on closing out all outstanding permits.

- **Order of Abatement & Appeal:**

Current Status: As of September 24, 2026, staff and the owner were working on closing out all outstanding permits.

Outstanding Violations: Final compliance has not been documented in the latest CTS entry provided.

Life Safety Hazards: Fire damage, roof collapse and burned framing were cited in the NOV; current conditions require inspector confirmation.

Directors Hearing: #202289682 Date: 12/17/2024

Result: Issue Order of Abatement with staff recommendation; owner represented.

Order of Abatement: 202289682-A, issued December 18, 2024, requiring the owner within 30 days to obtain permits, complete work including final sign-off to comply with NOV 202289682, and pay all CES fees.

Appellant's Request:

Allen Yee requests waiver of the $4,443.49 initial assessment. He states that debris-removal work was completed, that he was unaware Permit No. 202207138367 needed to be closed until the December 2024 hearing notice, and that an extension and final closure were subsequently obtained. He argues that the inspector should have advised him of the earlier permit's status while repair work proceeded under Permit No. 202304044990.

Staff recommendation: Proposed for review: uphold Order of Abatement No. 202289682-A and the substantiated enforcement costs, subject to confirmation of permit closure, current compliance, and the assessment. The September 24 entry documents ongoing permit closeout, not final abatement.

Abatement Appeals Board Action:

LIST OF DOCUMENTS

1. Appellant's Appeal Application and Statement
2. NOV Complaint Data Sheet and Final Warning
3. Director's Hearing Notification and Service
4. Order of Abatement Posting Service and Costs
5. Permit Information
6. Selected Condition and Posting Photographs

EXHIBIT 1 | Appellant's Appeal Application and Statement

147 Noe case file,

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 Appeal: ☒ **Appeal of Director's Order** ☐ **Request for Jurisdiction** ☐ **Re-hearing**

Appellant Name: ALLEN YEE
Director's Order No 202289682.A
Date Appeal Filed: 1/2/2025

Appeal Number _____

Complaint Tracking No(s) Filing Fee:$326.45 _____

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of **$326.45** (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

Jurisdiction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A.. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

Appellant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

(1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on 12/17/24.

(2) The affected premises are located at 147 NOE STREET, San Francisco. They contain 3 dwelling units and _____ guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.
NO FINAL CLOSING OF PA# 202207138367 UNTIL 12/6/24 LETTER REGARDING 12/17/24 DIRECTOR'S HEARING.

(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board. (Attach additional sheet(s) if necessary.).
CES FEE $4,443.49 SHOULD BE WAIVED BECAUSE THE INSPECTOR SHOULD TOLD US REGARDING CLOSING # 202207138367 STILL WORKING ON # 202309049990

(5) Please state /check appellant's relationship to the property: ☒ property owner ☐ owner's agent ☐ attorney ☐ architect ☐ engineer ☐ contractor ☐ other _____
If the appellant is an agent of the owner(s) of record, please attach documentation delineating representation.

RECEIVED
JAN 02 2025
CODE ENFORCEMENT
CCSF - DBI

(6) **Appellant's Information:**
Print Appellant's Name: ALLEN YEE
Appellant's Mailing Address: [redacted]
Phone Number: [redacted] Email Address: N/A

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

EXHIBIT 1 | Appellant's Appeal Application and Statement

147 Noe case file,

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 ☐ building, ☐ plumbing, ☐ electrical permits: NO

(8) Did the current owner(s) of record own the property when this work was performed? ☒ Yes ☐ No

(9) If no, explain property purchases and approximate time when work was performed:

(10) Please state any work completed to correct the related code violations: REMOVAL OF FIRE DAMAGES

(11) What was the extent of the work performed? How much remains to be completed?

(12) When was the work done? 9/2022

(13) Who did the work? SON

(14) What is your occupation? If you are a co-owner, list all other co-owners and other occupants. OWNER

(15) Do you own other properties in San Francisco? ☒ Yes ☐ No

(16) 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) Have you owned property in San Francisco before? ☒ Yes ☐ No

(19) 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.

(21) What other permits have you been granted by the City? 202412176991

(22) What other facts do you want the Board to consider? NO

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

Print Name: ALLEN YEE Signature: Allen Yee

Date Signed: 1/2/25 Signatory is ☒ property owner ☐ agent ☐ other

RECEIVED
JAN 02 2025
CODE ENFORCEMENT
CCSF

EXHIBIT 1 | Appellant's Appeal Application and Statement

147 Noe case file,

9/28/26

ABATEMENT APPEALS BOARD
CITY & COUNTY OF SAN FRANCISCO
49 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94103-2414

RE: 147 NOE STREET AAB APPEAL NO. 6978
APPEALING DIRECTOR'S ORDER NO. 202289682 A MADE ON 12/17/24

FIRE OCCURRED ON 4/8/22 AT 147 NOE STREET. PERMIT #202207138367 WAS TAKEN OUT TO PERFORM WORK OF REMOVAL OF THE FIRE DAMAGED DEBRIS. REMOVAL WORK WAS DONE, HOWEVER, WE DID NOT KNOW THAT WE HAVE TO CLOSE THE PERMIT. UNTIL 12/6/24 LETTER REGARDING 12/17/24 DIRECTOR'S HEARING REGARDING THE CLOSING OF THE PERMIT. (NO LETTERS REGARDING THIS MATTER WERE EVER RECEIVED!!) EXTENSION OF THE PERMIT MADE AND FINAL CLOSING WAS MADE.

PERMIT #202304044990 WAS TAKEN OUT TO PERFORM THE REPAIR WORK. THE INSPECTOR SHOULD HAVE TOLD US REGARDING THE CLOSING PERMIT #202207138367, SINCE WE WERE WORKING THERE.

CES FEE OF $4,443.49 SHOULD BE WAIVED BECAUSE THE WORK WAS DONE AND THE INSPECTOR SHOULD HAVE TOLD US REGARDING THE PERMIT CLOSING. THANK YOU CONSIDERATION!!!

ALLEN YEE
1576 WAYLAND STREET
SAN FRANCISCO, CA 94134
(415) 531-1321

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file,

NOTICE OF VIOLATION

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

DEPARTMEN T OF BUILDN G INSPECTION **NOTICE:** 1 **NUMBER:** 202289682
City and County of San Francisco **DATE:** 11-APR-22
49 South Van Ness Ave, Suite 400 San Francisco, CA

ADDRESS: 147 NOE ST
OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 **BLOCK:** 3541 **LOT:** 060

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: YEE LOW FAMILY TRUST **PHONE #:** --
MAILING ADDRESS YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST
SAN FRANCISCO CA 94134

PERSON CONTACTED @ SITE: YEE LOW FAMILY TRUST **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	103A
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106A.4.7
☐ **EXPIRED OR ☐ CANCELLED PERMIT PA#:**	106 A.4.4; 106A.3.7
☑ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102A.1

A complaint investigation has revealed fire damage building. Fire damage of entire upper unit. Front area roof collapse. Framing burned through to adjacent building. Water and firefighting damages throughout. Unit below water and firefighting damage throughout. Restaurant water damage throughout. Lower unit water & firefighting damage.
Code/Section 102A

Monthly monitoring fee applies.
Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

☑ **FILE BUILDING PERMIT WITHIN** 30 **DAYS** ☑ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☑ **OBTAIN PERMIT WITHIN** 60 **DAYS AND COMPLETE ALL WORK WITHIN** 90 **DAYS, INCLUDING FINAL INSPECTION SIGNOFF.**
☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Obtain services of licensed professional structural engineer to assess damages. Provide report for repair & restore. File for and obtain permit w/ plans for full scope of work based on engineers report. Permit application must state to comply w/ NOV above. Follow fire damage building action plan posted.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☑ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Carl E Malchow
PHONE # 628-652-3438 DIVISION: BID DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file,

NOTICE OF VIOLATION

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

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150.

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

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

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

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

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

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

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

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

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de $500 por cada dia a cualquier persona que infrinja, desobedezca, omita, descuide, se niege a cumplir, resiste o se opone a la ejecucion de las provisiones de este codigo. Esta seccion tambien impone multas per delito menor, si es declarado culpable, de hasta $500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada dia que dicha ofensa occura.

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

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

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

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

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

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

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

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

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

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

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file,

City and County of San Francisco
Department of Building Inspection

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

Board of Supervisors passed legislation, effective 9/11/16.

After a fire that displaces tenants, DBI NOVs must include the following:

After a fire or other emergency that displaces tenants, a landlord will be required to provide to DBI detailed information, in two parts.

PART A

Within 72 hours of when an NOV is posted after a fire, the landlord must provide information about the following:

1) Detailed information on how the building is being secured by:
   a. Fencing the perimeter
   b. Barricading all openings/points of entry
   c. Assessing barricades weekly
   d. Ensuring 24-hour security
2) If red Tagged
   a. Detailed information on how owner has secured occupants' personal property
   b. How owner has allowed (or will allow) occupants to retrieve their personal property
   c. Recommendations of structural engineer/consultant for allowing occupants access to retrieve belongings in building or undamaged portions thereof.
3) Detailed contact information of owner/agent who can respond to occupants' concerns.

PART B

Within 30 days of the release of scene by SFFD, the landlord must provide the following:

1) How the building is being secured, including supporting documentation by structural engineer, per item A1 above
2) A summary of the extent of fire/water damage to which occupied units
3) Description of repairs necessary to comply with Notices of Violation (NOV)
4) Time schedule of repairs and permits to be filed
5) Contractor contact information
6) Estimated date of re-occupation by tenants within a reasonable time to make repairs
7) Information about prior complaints, Notices of Violation and status of compliance
8) Every 90 days thereafter, owner must provide any updates or new timelines related to any part of the action plan
9) This information shall be posted on building and delivered to each displaced resident per SFBC106A.1.14.4

INSPECTION SERVICES
49 South Van Ness Ave, Suite 400 – San Francisco CA 94103
Office (628) 652-3400 – www.sfdbi.org

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EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file,

DEPARTMENT OF BUILDING INSPECTION

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

DATE: 01/31/2023

PROPERTY ADDRESS:
147 NOE ST

BLOCK: 3541 LOT: 060

Building Complaint #: 202289682

YEE LOW FAMILY TRUST
YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST
SAN FRANCISCO CA 94134
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NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 04/11/2022 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!

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file,

City and County of San Francisc
Department of Building Inspection
49 South Van Ness Ave, Suite 400

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202289682

OWNER/AGENT: YEE LOW FAMILY TRUST
YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST
SAN FRANCISCO CA
94134

OWNER'S PHONE
CONTACT NAME: ********
CONTACT PHONE ********

COMPLAINANT: ********
******** ********
****

COMPLAINANT'S PHONE ********

DATE FILED: 08-APR-22
LOCATION: 147 NOE ST
BLOCK: 3541 **LOT:** 060
SITE:
RATING: **OCCUPANCY CODE**
RECEIVED BY: Mauricio Hernandez **DIVISION:** CES
COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: CES

DESCRIPTION: At approximately 5:40 am, the San Francisco Fire Department (SFFD) responded to 141 Noe Street for reports of a house on fire. By 5:54 am. the fire developed into a 2nd alarm fire and spread to 147 Noe on the 2nd and 3rd floors
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	CHIU	6287		

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
01-FEB-23	Audrey Gee	CES	Referred by CM

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
08-APR-22	CASE OPENED	C MALCHOW	CASE RECEIVED		Mauricio Hernandez 08-APR-22	BID
08-APR-22	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	case assigned to complaint investigation.MH	Mauricio Hernandez 08-APR-22	BID
08-APR-22	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	FIRST NOV SENT	1st NOV sent by CM -jt	Jackie Tran 11-APR-22	BID
11-APR-22	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	1st NOV mailed w/ Fire Damage Action Plan -jt	Jackie Tran 11-APR-22	BID
07-JUN-22	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	Obtained emergency shoring permit 202205204687. Main permit with plans to be obtained with engineers report.		

PAGE 1 OF 3

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file,

City and County of San Francisc
Department of Building Inspection
49 South Van Ness Ave, Suite 400

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202289682

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
08-SEP-22	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	PA#202205204687 emergency repair issued on 5/20/22. PA# 202207138367 filed on 7/13/22 repair of fire damaged roof.		
28-NOV-22	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	Emergency PA#202205204687 issued on 5/20/22 PA#202207138367 filed on 7/13/22 ok to continue.		
31-JAN-23	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	PA#202207138367 filed on 7/13/22 no routing activity since 7/13/22 no permit issued to comply. Refer to CES.		
31-JAN-23	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	FINAL WARNING LETTER SENT	No Permit issued. Last routing activity 7/13/22 Refer to CES.	Carl Malchow 31-JAN-23	BID
01-FEB-23	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	CASE UPDATE	Final warning letter mailed; ag	Audrey Gee 01-FEB-23	INS
01-FEB-23	OTHER BLDG/HOUSING VIOLATION	C MALCHOW	REFERRED TO OTHER DIV	Case referred to CES per CM; ag	Audrey Gee 01-FEB-23	INS
01-FEB-23	GENERAL MAINTENANCE	J HINCHION	CASE RECEIVED	Received case in CES, SB	Sonya Bryant 01-FEB-23	CES
01-FEB-23	GENERAL MAINTENANCE	C MALCHOW	REFERRED TO OTHER DIV	tranfer to div CES	Audrey Gee 01-FEB-23	INS
02-APR-24	GENERAL MAINTENANCE	J HINCHION	CASE UPDATE	customer/owner came to counter, he was told to call inspector regarding his case and that he would need to come in person for his permit application as proprty has open complaints that won't allow him to process the permit online.	Melissa Reyes 02-APR-24	CES
28-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Case reviewed. Scheduled for 12/17/24 DH -CC	Chester Chiu 28-OCT-24	CES
28-OCT-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Case reviewed. Scheduled for 12/17/24 DH -CC	Chester Chiu 28-OCT-24	CES
02-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Prepared DH packet/ SB	Sonya Bryant 02-DEC-24	CES
06-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	DIRECTOR HEARING NOTICE POSTED	DH posted. Photos taken. -CC	Chester Chiu 06-DEC-24	CES
06-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Cert mailed DH packet to owners on file. SB	Sonya Bryant 06-DEC-24	CES

EXHIBIT 2 | NOV Complaint Data Sheet and Final Warning

147 Noe case file

City and County of San Francisc
Department of Building Inspection
49 South Van Ness Ave, Suite 400

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202289682

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
12-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Case and permit reviewed. Updated Hearing Form for DH -CC	Chester Chiu 12-DEC-24	CES
17-DEC-24	OTHER BLDG/HOUSING VIOLATION	J NG	DIRECTOR'S HEARING DECISION	Ok to issue OOA per H.O. (David Goron) with staff recommendation - owner/rep. present at DH. -jn	Joe Ng 17-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ASSESSMENTS DUE	IB MMF (2/1/23-12/17/24) 22 months -CC	Chester Chiu 18-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ORDER OF ABATEMENT ISSUED	OOA issued -CC	Chester Chiu 18-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Processes OOA for signatures-hb	Heather Brooks 18-DEC-24	CES
20-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	ORDER OF ABATEMENT POSTED	OOA posted; photos processed. -CC	Chester Chiu 20-DEC-24	CES
23-DEC-24	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	CM OOA to owner on file-hb	Heather Brooks 23-DEC-24	CES
02-JAN-25	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	AAB Application Submitted and payment recieved. The reciept was given to the customer at CES Counter -hg	Haruyo Gibbons 02-JAN-25	CES
16-SEP-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Abatement Appeals Board hearing scheduled for 10/21/2026. Mailed a copy of the Notice of Hearing via regualr mail and certified mail - ML	Michael Luk 16-SEP-26	CES
17-SEP-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	Left VM to Allen to schedule time/date to take updated photos of violations. -CC	Chester Chiu 17-SEP-26	CES
17-SEP-26	OTHER BLDG/HOUSING VIOLATION	C CHIU	CASE UPDATE	AAB posted; photos processed. -CC	Chester Chiu 17-SEP-26	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT

NOV (HIS)	NOV (BID)
	11-APR-22

PAGE 3 OF 3

EXHIBIT 3 | Director's Hearing Notification and Service

147 Noe case file

City and County of San Francisco
Department of Building Inspection

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

December 2, 2024

Owner: YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST

Address: 147 NOE ST,
Block: 3541 Lot: 060 Seq: 02
Tract: Case: BW1
Hearing Number : 202289682
Inspector: Chester Chiu
Phone: (628) 652-3417

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: December 17, 2024, 9:30:AM
49 South Van Ness Av., San Francisco, CA 94103-1226, Room 0194

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The list of Violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

W A R N I N G

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 110A, Table 1A-G & 110A Table 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF 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 - www.sfdbi.org

EXHIBIT 3 | Director's Hearing Notification and Service
147 Noe case 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 2, 2024

ADDRESS: 147 NOE ST,
INSPECTOR: Chester Chiu
OWNER: YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST
SAN FRANCISCO CA 94134

Directors' Hearing Date: December 17, 2024
Hearing Number: **202289682**
Block: 3541 Lot: 060 Seq: 02
Tract: Case: BW1

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

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 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service 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: 12/6/24, San Francisco, California. By: _____
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed 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 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

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

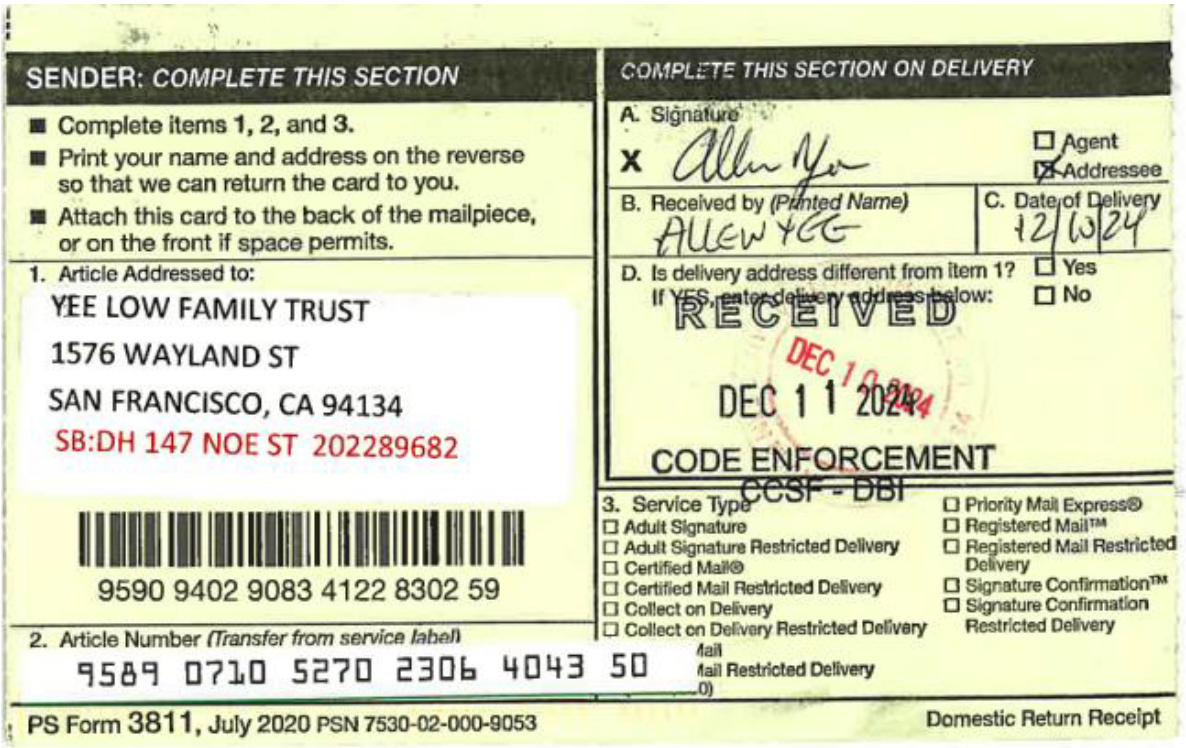
Date Posted: 12/6/24, at San Francisco, California.

By: Chester Chiu (Print name) 12/6/24 (Date) 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

EXHIBIT 3 | Director's Hearing Notification and Service

147 Noe case file



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YEE LOW FAMILY TRUST
1576 WAYLAND ST
SAN FRANCISCO, CA 94134
SB:DH 147 NOE ST 202289682

9590 9402 9083 4122 8302 59

2. Article Number (Transfer from service label)
9589 0710 5270 2306 4043 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Allen Yee
☐ Agent
☒ Addressee

B. Received by (Printed Name)
ALLEN YEE

C. Date of Delivery
12/10/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
DEC 10 2024
DEC 11 2024
CODE ENFORCEMENT
CCSF - DBI

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file,

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 18, 2024
Owner:
YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST SAN FRANCISCO CA 94134

Property Address: 147 NOE ST,

Block: 3541 Lot: 060 Seq: 02
Tract: Case: BW1
Complaint: 202289682A

Inspector/Division: Chiu

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202289682A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **December 17, 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:

30 Days to Obtain Permit and Complete including Final Sign off to Comply with NOV#202289682 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.

Very truly yours

Mauricio Hernandez, Chief Building Inspector, Code Enforcement
Department of Building Inspection

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case 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 18, 2024

Address: 147 NOE ST,
Inspector: Chester Chiu
Directors' Hearing Date: December 17, 2024
Owner: YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST
SAN FRANCISCO CA
94134

Hearing Number: 202289682
Block: 3541 **Lot No:** 060 **Seq:** 02
Tract: **Case:** BW1

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: 12/23/2024 at San Francisco, California. By: _____
(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: 12/20/24, at San Francisco, California.

By: Chester Chiu 12/20/24 Signature: _____
(Print name) (Date)

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file,



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RECEIVED

YEE LOW FAMILY TRUST
1576 WAYLAND ST
SAN FRANCISCO, CA 94134

DEC 31 2024

CODE ENFORCEMENT
CCSF - DBI

hb:OOA REG 147 NOE ST 202289682

9590 9402 6815 1074 5697 18

2. Article Number (Transfer from service label)

9589 0710 5270 0685 3525 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by (Printed Name) ALLEN YEE

C. Date of Delivery 12/28/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DEC 28 2024

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ● Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file,

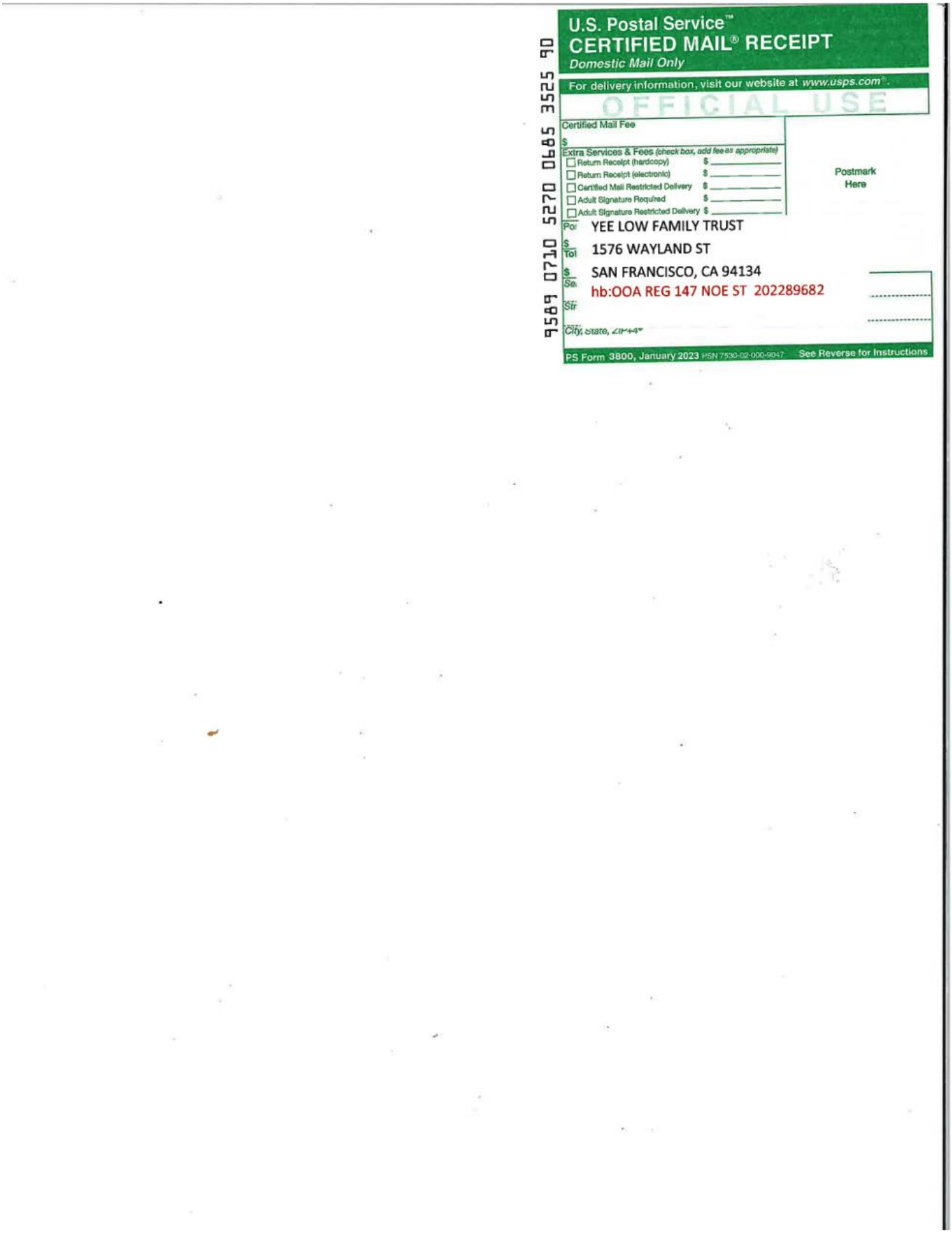
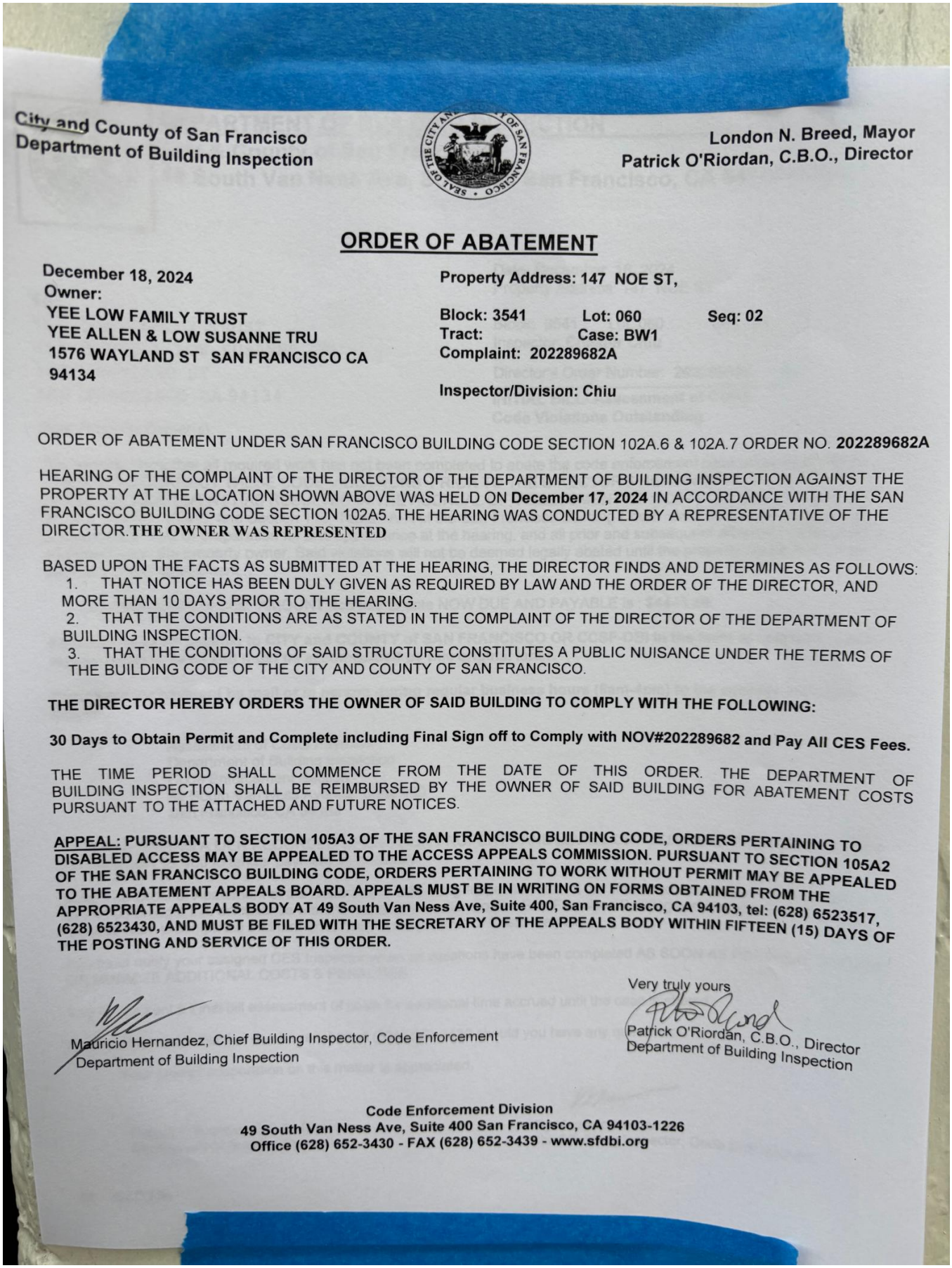


EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file,



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 18, 2024
Owner:
YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST SAN FRANCISCO CA 94134

Property Address: 147 NOE ST,

Block: 3541 Lot: 060 Seq: 02
Tract: Case: BW1
Complaint: 202289682A

Inspector/Division: Chiu

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202289682A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **December 17, 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:

30 Days to Obtain Permit and Complete including Final Sign off to Comply with NOV#202289682 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.

Very truly yours

Mauricio Hernandez, Chief Building Inspector, Code Enforcement
Department of Building Inspection

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file



EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file,

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

Date: December 18, 2024
Property Address: 147 NOE ST

Block: 3541 Lot: 060 Seq.: 02
Inspector: **Chester Chiu**

Director's Order Number: **202289682 - A**

INITIAL BILL- Assessment of Costs
Code Violations Outstanding

To:
YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE TRU
1576 WAYLAND ST
SAN FRANCISCO CA 94134

Dear Property Owner(s):

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 : **$4443.49**.

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

EXHIBIT 4 | Order of Abatement Posting Service and Costs

147 Noe case file,

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

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

Assessment of Costs - Initial

(Pursuant to Sections 102A3 et al, and 110A Tables 1A-D, 1 A-G, 1A-K of the San Francisco Building Code and Ordinance 180-1(

Owner YEE LOW FAMILY TRUST
YEE LOW FAMILY TRUST
YEE ALLEN & LOW SUSANNE T
1576 WAYLAND ST
SAN FRANCISCO CA 94134

Date December 18, 2024
Complaint Number 202289682
Block 3541 **Lot** 060
Address 147 NOE ST

Prepared by Chester Chiu
Reviewed by Heather Brooks
Comments IB MMF (2/1/23-12/17/24) 22 months -CC

Amount Now Due and Payable $4,443.49

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
04/08/22	Issued Notice of Violation and Data entry	Inspector	.75	$280.00	$210.00
02/01/23	Issued Final Warning Letter	Inspector	.25	$280.00	$70.00
02/01/23	Case intake and Data entry	Clerical	.5	$166.64	$83.32
10/28/24	Reviewed and approved case for Director's Hearing	Inspector	.75	$280.00	$210.00
12/02/24	Research Title and Prepare case for Director's Hearing	Clerical	1	$166.64	$166.64
12/06/24	Posted Notice of Director's Hearing	Inspector	.5	$280.00	$140.00
12/06/24	Processed photos	Inspector	.25	$280.00	$70.00
12/06/24	Certified Mailing	Clerical	.5	$166.64	$83.32
12/12/24	Case review, Scheduling and Data entry	Inspector	.25	$280.00	$70.00
12/17/24	Hearing Appearance and Summary	Inspector	.25	$280.00	$70.00
12/17/24	Issued Order of Abatement	Inspector	.25	$280.00	$70.00
12/17/24	Building Official's Abatement Order (2 hr min.)	Building Official	2	$280.00	$560.00
12/17/24	Posted Hearing Case Update	Clerical	.25	$166.64	$41.66
12/18/24	Prepared Assessment of Costs	Inspector	.25	$280.00	$70.00
12/18/24	Prepared Order of Abatement	Clerical	.5	$166.64	$83.32
12/18/24	Case Update and Maintenance	Clerical	1	$166.64	$166.64
12/18/24	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	11	$199.57	$2,195.27
12/23/24	Certified Mailing	Clerical	.5	$166.64	$83.32

***Total to Date** $4,443.49

*** Please note that this is only an initial bill. The property owner will accrue additional assessment of costs until all required code abatement is complete and verified by inspector site inspection. The case will not be closed until all code abatement and assessment of costs are paid.**

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EXHIBIT 5 | Permit Information in Hearing Record

147 Noe case file,

Department of Building Inspection

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

Building Inspection History

Printed On: 10/07/2026 12:56:39 PM

Application Number **202304044990** Block/Lot **3541 / 060** Address **92 HENRY ST**

Description **REPAIR FIRE DAMAGE ROOF AND WALLS TO COMPLY WITH NOV# 202289682 (ONLY FOR RESIDENTIAL AREA) WITH WINDOWS REPLACEMENT IN-KIND. ALL REPAIRS IN-KIND.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
YEE LOW FAMILY TRUST	8	$80,000.00	ISSUED	07/21/2023

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(510) 507-0902	2	3	3	R-2,B	24	07/21/2024	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Birmingham, Sean	10/01/2026	102	NO ENTRY/NO PROGRESS	No entry, left a message on answering machine in the morning. To tell what time Iâll be out there. No one on site at time of inspection
Barnes, Jeffrey	08/06/2025	114	CORRECTION REQUIRED	Issued correction notice to update revise fire plans to show entire scope of work throughout all units reference copies for as built should be required. Show added scope in revision.
Argumedo, Enrique	03/31/2025	148	OTHER	Walk through performed with the owner of the propertyâs son , building inspector went over a few corrections that were needed having to do with the missing fire blocking and related issues. No plans or documents were on site. The homeowner and contractor need to work with communicating and scheduling of inspections of the work being performed.
Argumedo, Enrique	03/20/2025	126	ROUGH FRAME	Fire blocking still needed between units on all perimeters and open floors between units. Mechanical inspections needed after mechanical units are installed plumbing inspections still needed.
Birmingham, Sean	03/05/2025	103	REINSPECT REQUIRED	Still no plans on site, fire blocking still not installed, need to move electrical panel in soffit and built fire rated box, need strap at top plate on first unit. Need bathroom fan install installed. Reinspection required

Department of Building Inspection

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

Building Inspection History

Printed On: 10/07/2026 12:59:32 PM

Application Number **202508213671** Block/Lot **3541 / 060** Address **92 HENRY ST**

Description **Revision to pa #202304044990. Revision per inspector request to add roof repair and scope of work only, finishing 1 unit 147A attic to be storage.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
YEE LOW FAMILY TRUST	8	$10,000.00	ISSUED	08/22/2025

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
	2	3	3	R-2,B,	24	02/22/2026	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Gunnell, Michael	12/12/2025	135	SHEETROCK NAILING	S.Nail ok- lower unit
Barnes, Jeffrey	11/06/2025	127	INSULATION	Installation second floor OK to continue call for insulation at third floor OK to cover second floor note mold resistant board at wet locations required
Birmingham, Sean	09/19/2025	125	ROUGH FRAME, PARTIAL	Rough frame at second floor OK, plans for roof rafters still does not match the plans, have engineer draw SK with wet stamp for actual as built conditions
Birmingham, Sean	09/03/2025	125	ROUGH FRAME, PARTIAL	Partial rough frame of second floor OK to insulate with plumbing and electrical. Need revision to address joy size different than plan, also in revision need to address rafter plan on roof doesn;t match the plan

DEPARTMENT OF BUILDING INSPECTION

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

Date: 10/07/26 13:01:26

Permit details report

Application Number: 202610059053 **Bluebeam ID:**

Form Number: 8 **Application Description:** to obtain final inspection for work approved under pa#: 202304044990, 202403077364, and 202508213671

Address: 3541/060/1 92 HENRY ST
3541/060/1 98 HENRY ST

Cost: $1 **Occupancy code:** R-2 **Building Use:** 24 -APARTMENTS

Disposition/Stage:

Action Date	Stage	Comments	
05-OCT-2026	TRIAGE		
05-OCT-2026	FILING		
05-OCT-2026	FILED		
05-OCT-2026	APPROVED		
05-OCT-2026	ISSUED		

Contact Details:

Contractor Details

License No. : 1102273
Name: ANDREW GEN PAK YEE
Company name: ALUM ROCK CONSTRUCTION **Phone:**
Address: PO BOX 31887 SAN FRANCISCO CA 94131-0000

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description	
1	INTAKE	05-OCT-2026	05-OCT-2026			05-OCT-2026	MOK CALVIN		
2	BID-INSP	17-SEP-2026	17-SEP-2026			17-SEP-2026	HOWARD BRETT		
3	CPB	05-OCT-2026	05-OCT-2026			05-OCT-2026	MOK CALVIN		

EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file





EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file,

HEARING INFORMATION FORM





EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file,

HEARING INFORMATION FORM





EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file,

HEARING INFORMATION FORM

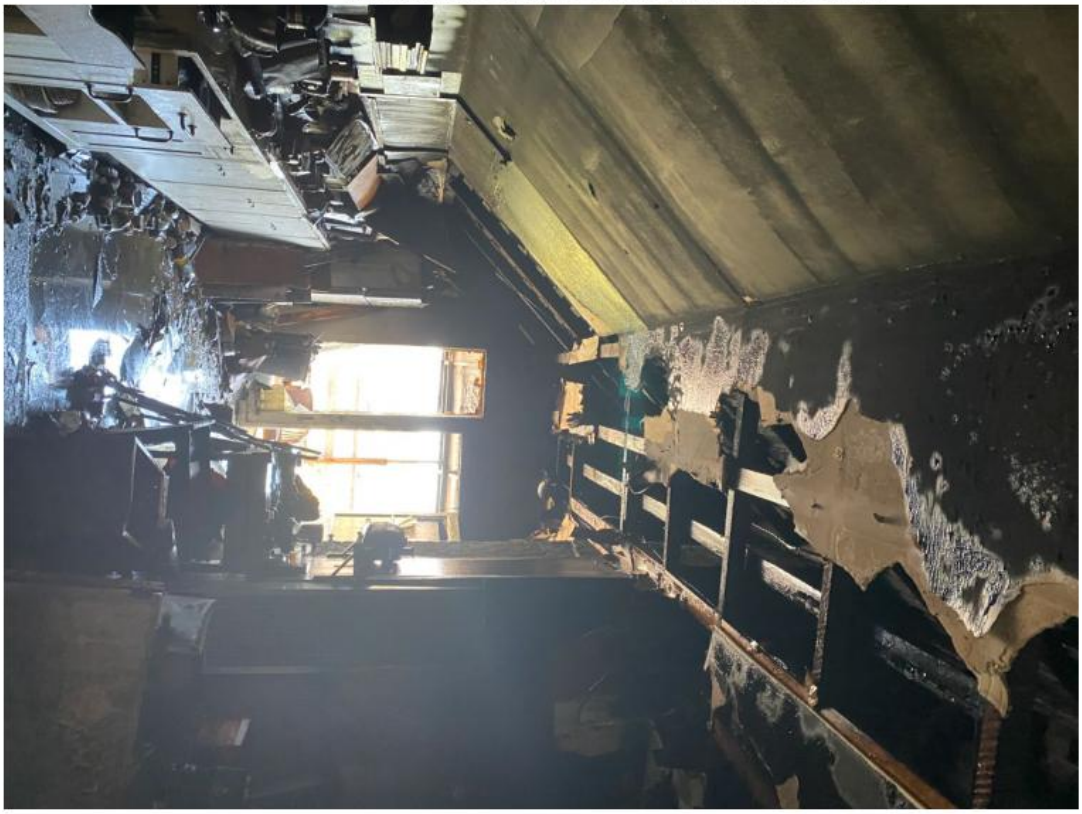




EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file,

HEARING INFORMATION FORM



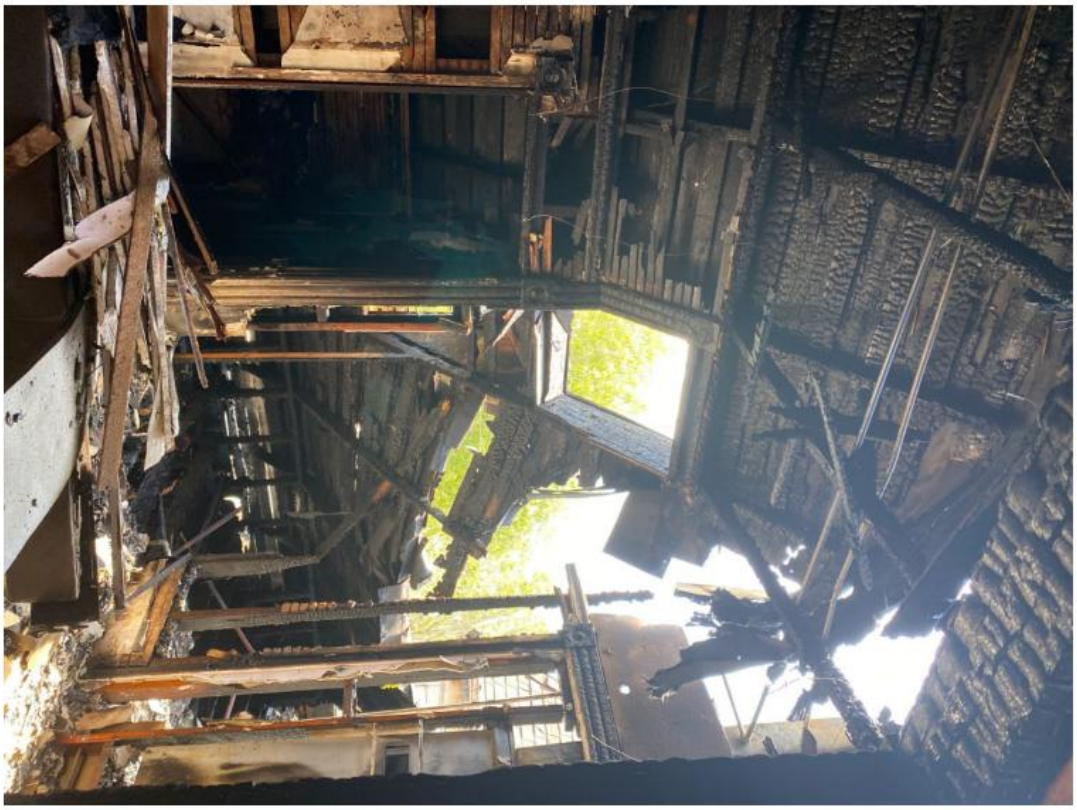


EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file,

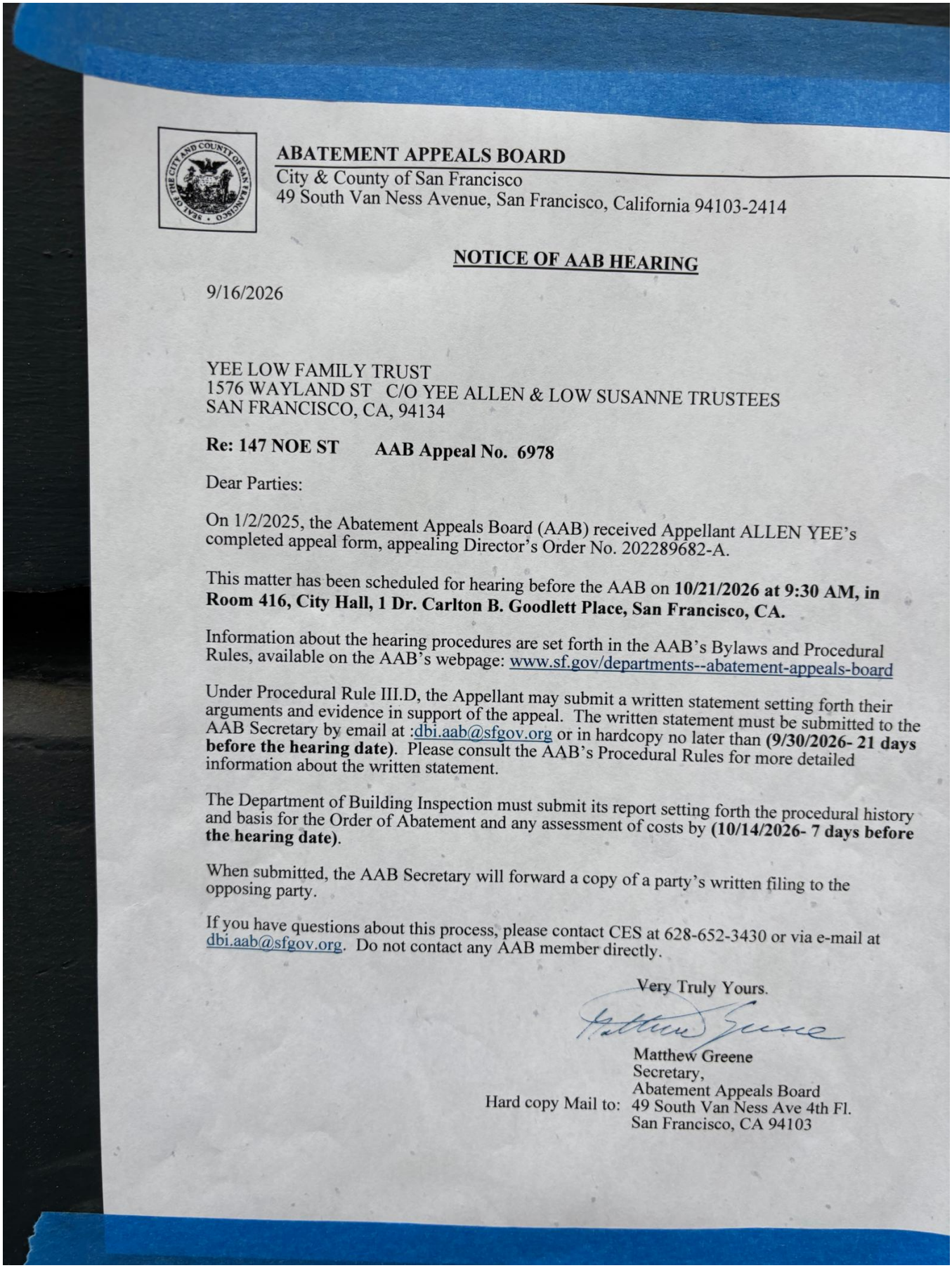
HEARING INFORMATION FORM





EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file



ABATEMENT APPEALS BOARD
City & County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-2414

NOTICE OF AAB HEARING

9/16/2026

YEE LOW FAMILY TRUST
1576 WAYLAND ST C/O YEE ALLEN & LOW SUSANNE TRUSTEES
SAN FRANCISCO, CA, 94134

Re: 147 NOE ST AAB Appeal No. 6978

Dear Parties:

On 1/2/2025, the Abatement Appeals Board (AAB) received Appellant ALLEN YEE's completed appeal form, appealing Director's Order No. 202289682-A.

This matter has been scheduled for hearing before the AAB on **10/21/2026 at 9:30 AM, in Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA.**

Information about the hearing procedures are set forth in the AAB's Bylaws and Procedural Rules, available on the AAB's webpage: www.sf.gov/departments--abatement-appeals-board

Under Procedural Rule III.D, the Appellant may submit a written statement setting forth their arguments and evidence in support of the appeal. The written statement must be submitted to the AAB Secretary by email at :dbi.aab@sfgov.org or in hardcopy no later than **(9/30/2026- 21 days before the hearing date)**. Please consult the AAB's Procedural Rules for more detailed information about the written statement.

The Department of Building Inspection must submit its report setting forth the procedural history and basis for the Order of Abatement and any assessment of costs by **(10/14/2026- 7 days before the hearing date)**.

When submitted, the AAB Secretary will forward a copy of a party's written filing to the opposing party.

If you have questions about this process, please contact CES at 628-652-3430 or via e-mail at dbi.aab@sfgov.org. Do not contact any AAB member directly.

Very Truly Yours.

Matthew Greene
Secretary,
Abatement Appeals Board
Hard copy Mail to: 49 South Van Ness Ave 4th Fl.
San Francisco, CA 94103

EXHIBIT 6 | Selected Condition and Posting Photographs

147 Noe case file

