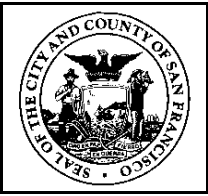


***Regular Meeting of the  
Abatement Appeals Board  
August 20, 2025***

***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.6955**

**Date of Abatement Appeals Board Hearing: 8/20/2025**

**Property Address: 2543 16<sup>th</sup> Av**

**Block:2765A Lot: 013**

**Page 1**

**Complaint Number: 202182719**

### **PROPERTY OWNER INFORMATION**

**Property Owner(s) Name and Appellant:**

**TINA REZVANIAN 940 MATADERO AVE  
PALO ALTO CA, 94306**

**Appellant: TINA REZVANIAN**

**Building/Property Description: Two-Story, Single-Family Residence**

**Legal Use/Occupancy: R-3**

**Case Summary:** This case involves unpermitted interior and exterior work beyond the scope of the issued permit, including the removal of the entire rear portion of the residence, significant ground disturbance, and construction of a new framed room at the ground level without required permits or inspections.

The violation is subject to enforcement under:

- San Francisco Building Code (SFBC) Section 106A.4.7 – Work requiring permit.
- SFBC 110A, Table 1A-K – Penalty assessments and monthly monitoring.

Due to prolonged non-compliance, Monthly Monitoring Fees (MMF) apply.

Required corrective action:

- File permit with plans within 30 days and obtain permit within 60 days.
- Plans must include framing details and either demonstrate that the rear room was previously legalized or propose legalization/return to prior condition.
- The permit must specifically state it is “To Comply with NOV #202182719.”
- All required inspections must be completed to abate the violation.

**Appeal No. 6955**

**Date of Abatement Appeals Board Hearing: 8/20/2025**

**Property Address: 2543 16<sup>th</sup> Av**

**Block: 2417      Lot: 004**

**Page 2**

**Enforcement Actions:**

10/04/21: Complaint received and assigned.

- 10/05/21–10/06/21: Site visits conducted; 'While You Were Away' placards posted.
- 10/11/21–10/13/21: First Notice of Violation issued and mailed.
- 12/28/21: Final Warning Letter issued.
- 12/30/21: Case referred to CES Division.
- 07/28/22–09/16/24: Permits reviewed and case monitored for inspection activity.
- 12/18/24: Case reviewed for Director's Hearing.
- 01/07/25: Director's Hearing notice posted and photos taken.
- 02/04/25: Director's Hearing held; Order of Abatement authorized.
- 02/05/25: Order of Abatement posted; cost assessment prepared (36 months MMF).
- 02/11/25: Order posted and affidavit/photos uploaded.
- 02/25/25: Appeal to AAB filed.
- 07/14–07/18/25: AAB Notice of Hearing posted and mailed.

**• Order of Abatement & Appeal:**

- Order of Abatement Issued: February 5, 2025
- Appeal Filed: February 25, 2025
- AAB Hearing Scheduled: August 20, 2025

**Current Status:**

- Rear room remains unpermitted.
- No permit has passed final inspection.
- Order of Abatement remains active.
- Monthly Monitoring Fee accrued for 36 months.

**Appeal No. 6955**

**Date of Abatement Appeals Board Hearing: 8/20/2025**

**Property Address: 2543 16<sup>th</sup> Av**

**Block: 2417 Lot: 004**

**Page 3**

**Outstanding Violations: Yes**

**Life Safety Hazards: Unsafe**

**Directors Hearing: # 202182719 Date: 2/4/2025**

**Result: Order of Abatement**

**Order of Abatement:** All permits required for compliance must be completed and final within 30 days.

**Appellant's Request:** Appellant is seeking reconsideration of the abatement order and is requesting additional time to complete required work and final inspections

**Staff recommendation:** Uphold the Order of Abatement and impose assessment of costs. The violations remain unresolved and no permit has completed final inspection despite extensive outreach. Staff recommends that the Board affirm the Order and require the property owner to comply with all corrective actions.

**Abatement Appeals Board Action:**

### **LIST OF DOCUMENTS**

- 1) Appellant's Appeal
- 2) Order of Abatement and Initial Cost Assessment
- 3) Declaration of Posting and Mailing
- 4) Notices of Violation and Final Warning Letter
- 5) Site Photos and Inspection Notes

Abatement Appeals Board Appeal Application Form

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: Tina Rezvanian  
Director's Order No: 202182719A  
Date Appeal Filed: Feb 25 / 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 77 of 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 Feb 04, 2025 RECEIVED  
FEB 25 2025
- (2) The affected premises are located at 2543 16th Ave San Francisco. They contain 1 dwelling units and 0 CODE ENFORCEMENT  
ECSF DBI
- (3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.  
30 Days to obtain permit and complete including final Signoff  
to comply with Nov # 202182719 and pay all Fees.
- (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.).  
Relief from cost of 5967.16 and order of abatement. We obtained Permits  
and have had complete inspections since then. Work almost complete. Per 20240709  
6101
- (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 The address used for notification was obtained from accessor's office

not city & the notification letter for hearing was sent to old address at

Abatement Appeals Board (AAB) Tel. (628) 652-3517 - (628) 652-3426 1456 Clayton  
49 South Van Ness Avenue Suite 400, San Francisco, CA 94103

USPS  
and the change of address had expired. We were not expecting communication  
from the city as we have been having inspections and never got such  
impression as there will be a hearing.



Abatement Appeals Board Appeal Application Form  
Page Two

(6) **Appellant's Information:**  
Print Appellant's Name: Tina Rezvanian  
Appellant's Mailing Address: 940 Matadero Ave, Palo Alto, CA 94306  
Phone Number: 415-941-1257 & 415-942-3356  
Email Address: tina.rzn@gmail.com, EDSHAHOS@pm.me

(7) Please state any work that you are aware of that was performed at the subject property without required ☐ building, ☐ plumbing, ☐ electrical permits:  
At the time some demo was done, since ALL Permitted Now

(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:  
Several permit revisions, all inspections except final.

(11) What was the extent of the work performed? How much remains to be completed? Remodel, 434B

(12) When was the work done? January 2022 - present

(13) Who did the work? Several licensed contractors, owner builder

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

Engineer, Ehsan Shah Hosseini (husband)

(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

**RECEIVED**

FEB 25 2025

(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 We have all permits

(20) Have you applied for the required permits to abate the subject code violations? ☒ Yes ☐ No

If yes, please list permit applications: 202112315244 - 202206176609 - 202304135673

☒ Building Permit Application Nos. 202311080440 - 202406144576 - 202407096101

☒ Plumbing Permit Application Nos. PM2023.0816.472, PW2023.1127.886

☒ Electrical Permit Application Nos. PW.2022.1125.850

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

(22) What other facts do you want the Board to consider?

Renovations slowed down during covid, notices were sent to old address, change of address with USPS expired. We have maintained regular inspections and are almost done.

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

Print Name: Tina Rezvanian

Signature: Tina Rezvanian

Date Signed: Feb 24, 2025

Signatory is ☒ property owner ☐ agent ☐ other



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

PAYMENT RECEIPT

Printed on: 02/25/2025 12:37:34 PM

Code Enforcement Division Phone:(628) 652-3430

Payment Date: 02/25/2025

Job Address

2543 16TH AV -

Receipt Number: CED09406

Issued By: HGIBBONS

Payment received from:

Application Number:

SHAH HOSSEINI EHSAN

940 MATADERO AVE

PALO ALTO CA 94306

2543 16TH AV -

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint# (if applicable)
CED AAB Filing Fee	\$326.45	202182719

TOTAL \$326.45

PAID

BY \_\_\_\_\_

City and County of San Francisco DBI

Reference Number: 2025055001-56  
Date/Time: 02/25/2025 12:36:05 PM

Permit or Reference Number Payment  
2025055001-56-1

Line Item

Permit or Reference Number: CED09406  
Comment: 2543 16TH AV

Fee Desc: CED AAB Filing Fee

Amount: \$326.45

Total:

\$326.45

1 ITEM TOTAL:

\$326.45

TOTAL:

\$326.45

Visa

\$326.45

Method: Chip Read

Card Number: \*\*\*\*\*3366

First Name: EHSAN

Last Name: SHAH HOSSEINI

Payment Type: credit

Total Received:

\$326.45



Safe Building!

RECORDING REQUESTED BY:  
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:  
DEPT. OF BUILDING INSPECTION  
CODE ENFORCEMENT  
49 South Van Ness Avenue, 4th Floor  
SAN FRANCISCO, CA 94103

---

**ORDER OF ABATEMENT**

**2543 16TH AV**

**Block\Lot\Seq. - 2417 \ 004 \ 00**

**NO. 202182719A**

**BW2 - DH 04-FEB-25**





**ORDER OF ABATEMENT**

February 7, 2025

Owner:

HOSSEINI EHSAN SHAH & REZVA  
1456 CLAYTON ST  
SAN FRANCISCO CA 94114

Property Address: 2543 16TH AV,

Block: 2417      Lot: 004      Seq: 00  
Tract:      Case: BW2  
Complaint: 202182719A

Inspector/Division: McConn

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202182719A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **February 4, 2025** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT 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 Signoff to Comply with NOV# 202182719 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](http://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:**

HOSSEINI EHSAN SHAH & REZVA  
1456 CLAYTON ST  
SAN FRANCISCO CA  
94114

Dear Property Owner(s):

Date: February 07, 2025  
Property Address: 2543 16TH AV

Block: 2417 Lot: 004 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 : **\$5967.16**

**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**  
 49 South Van Ness Ave, Suite 400  
 San Francisco, CA 94103-1226

Daniel Lurie, 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 180-10)

**Owner** HOSSEINI EHSAN SHAH & REZ'  
 HOSSEINI EHSAN SHAH & REZ'  
 1456 CLAYTON ST  
 SAN FRANCISCO CA

94114

**Date** February 5, 2025

**Complaint Number** 202182719

**Block** 2417 **Lot** 004

**Address** 2543 16TH AV

**Prepared by** Declan McConn

**Reviewed by** S. Jew

**Amount Now Due and Payable**

\$5,967.16

**Comments** MMF from 1/3/22 to 2/5/25 (36 months)

Payment for the items indicated:

Date	Action	Staff	Time in hrs	Rate	Amount
10/11/21	Issued Notice of Violation and Data entry	Inspector	.75	\$280.00	\$210.00
12/30/21	Issued Final Warning Letter	Inspector	.25	\$280.00	\$70.00
01/03/22	Case intake and Data entry	Clerical	.5	\$166.64	\$83.32
07/28/22	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
06/30/23	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
09/16/24	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
12/18/24	Reviewed and approved case for Director's Hearing	Inspector	.75	\$280.00	\$210.00
01/06/25	Research Title and Prepare case for Director's Hearing	Clerical	1	\$166.64	\$166.64
01/07/25	Posted Notice of Director's Hearing	Inspector	.5	\$280.00	\$140.00
01/07/25	Processed photos	Inspector	.25	\$280.00	\$70.00
01/07/25	Case review, Scheduling and Data entry	Inspector	.25	\$280.00	\$70.00
01/08/25	Certified Mailing	Clerical	.5	\$166.64	\$83.32
02/04/25	Issued Order of Abatement	Inspector	.25	\$280.00	\$70.00
02/04/25	Hearing Appearance and Summary	Inspector	.25	\$280.00	\$70.00
02/04/25	Building Official's Abatement Order (2 hr min.)	Building Official	2	\$280.00	\$560.00
02/04/25	Posted Hearing Case Update	Clerical	.25	\$166.64	\$41.66
02/05/25	Researched permit history/status	Inspector	.25	\$280.00	\$70.00
02/05/25	Monthly Violation Monitoring Fee (Ordinance 180-10)	Other Clerical	18	\$199.57	\$3,592.26
02/07/25	Prepared Order of Abatement	Clerical	.5	\$166.64	\$83.32
02/07/25	Case Update and Maintenance	Clerical	1	\$166.64	\$166.64

**\*Total to Date** \$5,967.16

**\* 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.**



DATE AFFIDAVIT PREPARED February 7, 2025

Address: 2543 16TH AV,

Inspector: Declan McConn

Directors' Hearing Date: February 4, 2025

Owner: HOSSEINI EHSAN SHAH & REZVA  
1456 CLAYTON ST  
SAN FRANCISCO CA

94114

Hearing Number: 202182719

Block: 2417 Lot No: 004 Seq: 00

Tract: Case: BW2

**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: 2/11/25, 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 employed 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: 2/11/25 at San Francisco, California.

By: Declan McConn 2/11/25 Signature: [Signature]  
(Print name) (Date)

## 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:  
HOSSEINI EHSAN SHAH & REZVANIYAN TINA  
1456 CLAYTON ST  
SAN FRANCISCO, CA 94114  
sj: OOA 2543 16TH AV 202182719



9590 9402 8910 4064 7820 03

2. Article Number (Transfer from cartons when)

9589 0710 5270 2306 5877 63

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Delivery Restricted Delivery☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation 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

9589 0710 5270 2306 5877 63

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- |  |    |  |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

Postmark  
Here

Postage

HOSSEINI EHSAN SHAH & REZVANIAN TINA  
1456 CLAYTON ST

SAN FRANCISCO, CA 94114

sj: OOA 2543 16TH AV 202182719

PS Form 3800, January 2023 PSN 7530-02-000 5047 See Reverse for Instructions







## DEPARTMENT OF BUILDING INSPECTION

### Inspection Services

City and County of San Francisco

49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

(628) 652-3240 Website: [www.sfdbi.org](http://www.sfdbi.org)

DATE: 12/28/2021

PROPERTY ADDRESS:

2543 16TH AV

BLOCK: 2417 LOT: 004

Building Complaint #: 202182719

HOSSEINI EHSAN SHAH & REZVANIA  
HOSSEINI EHSAN SHAH & REZVA  
1456 CLAYTON ST  
SAN FRANCISCO CA 94114

# NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

### NOTICE OF VIOLATION OUTSTANDING:

On 10/11/2021 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!**



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182719

OWNER/AGENT: HOSSEINI EHSAN SHAH & REZVANIA  
HOSSEINI EHSAN SHAH & REZVA  
1456 CLAYTON ST  
SAN FRANCISCO CA

DATE FILED: 04-OCT-21

LOCATION: 2543 16TH AV

BLOCK: 2417 LOT: 004

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: AGEE DIVISION: BID

COMPLAINT SOURCE: WEB FORM

94114  
OWNER'S PHONE --  
CONTACT NAME: \*\*\*\*\*  
CONTACT PHONE \*\*\*\*\*

COMPLAINANT: \*\*\*\*\*  
\*\*\*\*\* \*\*\*\*\*

ASSIGNED TO DIVISION: CES

\*\*\*\*\*

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

**DESCRIPTION:** date last observed: 30-SEP-21; time last observed: 1:00PM; exact location: Main Bldg; building type: Residence/Dwelling ABANDONED/DERELICT STRUCTURE; WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; WORK BEING DONE IN DANGEROUS MANNER; ; additional information: Permit issued in 7/2021 for a kitchen remodel. Work started, the entire rear of the house is gone, massive amounts of concrete and soil were moved in during off hours. A lot of work was being done in off hours but all work stopped in September and the property has now started to gather garbage in front;  
**INSTRUCTIONS:**

### INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

### REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
30-DEC-21	Suzanna Wong	CES	Per Van Zeng

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
04-OCT-21	CASE OPENED	V ZENG	CASE RECEIVED		Audrey Gee 04-OCT-21	INS
04-OCT-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	CASE UPDATE	Case reviewed and assigned to district inspector per MH; ag	Audrey Gee 04-OCT-21	INS
05-OCT-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	CASE UPDATE	Site visit (11:25am): no access, left while you were away placard on front door. Case continued		
06-OCT-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	CASE UPDATE	Left wywa Placard. (9:45am). Case update. Vz		



## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182719

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
06-OCT-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	CASE UPDATE	LEFT WYWA PLACARD. (9:45AM). CASE UPDATE. VZ		
11-OCT-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	FIRST NOV SENT	1st NOV issued per VZ; WS	William Strom 13- OCT-21	IPR
13-OCT-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	CASE UPDATE	1st NOV mailed, CC'd DCP; WS	William Strom 13- OCT-21	IPR
28-DEC-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	FINAL WARNING LETTER SENT		Van Zeng 28-DEC- 21	BID
30-DEC-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	CASE UPDATE	Final warning letter mailed; slw	Suzanna Wong 30- DEC-21	BID
30-DEC-21	OTHER BLDG/HOUSING VIOLATION	V ZENG	REFERRED TO OTHER DIV	Case referred to CES per VZ; slw	Suzanna Wong 30- DEC-21	BID
30-DEC-21	GENERAL MAINTENANCE	V ZENG	REFERRED TO OTHER DIV	tranfer to div CES	Suzanna Wong 30- DEC-21	BID
03-JAN-22	OTHER BLDG/HOUSING VIOLATION	J HINCHION	CASE RECEIVED	Case received in CES. SB	Sonya Bryant 03- JAN-22	CES
28-JUL-22	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case Reviewed. PA#2202112315244 to comply with NOV. Reinstated on 4/5/22. Will continue to monitor case. -GL		
30-JUN-23	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Case reviewed. Pa202112315244 has inspection activity. Continue to monitor. -GL		
16-SEP-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Case reviewed. Pa 202311080440 has inspection activity. Continue to monitor. ca-DMC	Declan McConn 16-DEC-24	CES
18-DEC-24	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / ok to send to DH on 2/4/25 - DMC	Declan McConn 18-DEC-24	CES
06-JAN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared 2/4/25 DH posting packet - sj	Susan Jew 06-JAN- 25	CES
07-JAN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / went out to site to post DH notice and take pictures - DMC	Declan McConn 07-JAN-25	CES
07-JAN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / signed affidavit - DMC	Declan McConn 07-JAN-25	CES



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

## COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202182719

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISIO
07-JAN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / uploaded photos to file - DMC	Declan McConn 07-JAN-25	CES
08-JAN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Cert Mailed DH posting packet to owners on file - sj	Susan Jew 08-JAN- 25	CES
29-JAN-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / prepare HIF for Director Hearing - DMC	Declan McConn 29-JAN-25	CES
04-FEB-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	DIRECTOR'S HEARING DECISION	OK to issue OOA per H.O(B.H) with the following conditions:30 Days to Obtain Permit and Complete including Final Signoff to Comply with NOV# 202182719 and Pay All CES Fees. Owner not present at DH. MH	Mauricio Hernandez 04-FEB- 25	CES
05-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / permit research found permit PA 202311080440to comply with NOV has last inspection on 2/22/2024 - DMC	Declan McConn 05-FEB-25	CES
05-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / MMF from 1/3/22 to 2/5/25 (36 months) - DMC	Declan McConn 05-FEB-25	CES
05-FEB-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case update / prepared assessment of cost - DMC	Declan McConn 05-FEB-25	CES

### COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS)    NOV (BID)  
11-OCT-21

# HEARING INFORMATION FORM

Permit Tracking System											
Projects	Location	Stage	Characteristics	Routing/Addenda	Fees	Payments	Owner/Contractor/Agents	Planning	Dev Impact Fee		
<b>LOCATION</b>		<b>2417 / 004 / 0 2643 16TH AV</b>					<b>[ ALTERATIONS PERMIT ]</b>				
		Stage		Created By							
<b>List based on the address query</b>											
Application no.	Form No.	Floor Number	Description	Site Prmt ?	ne	Sfx	Unit	Sfx	Current Stage	Stage Date	
<a href="#">202407096101</a>	8		REV 202112315244-ADDITION			AV			ISSUED	07/19/2024	▲
<a href="#">202406144576</a>	8		REPLACEMENT OF WOOD BI			AV			ISSUED	06/17/2024	
<a href="#">202311080440</a>	8		Revision to PA# 20220617660			AV			ISSUED	11/10/2023	
<a href="#">202306029132</a>	8		REVISION TO DETAIL OF EGR			AV			WITHDRAW	07/19/2024	
<a href="#">202304135673</a>	8		REVISION TO PA#2022061766			AV			ISSUED	04/13/2023	
<a href="#">202206176609</a>	8		PER NOV 202182719 REVISIOI			AV			ISSUED	07/20/2022	
<a href="#">202112315244</a>	8		TO COMPLY WITH NOV# 20.			AV			REINSTATEC	04/05/2022	
<a href="#">202107063793</a>	8		Kitchen remodel: Remove oli			AV			ISSUED	07/06/2021	
<a href="#">201307111638</a>	8		REMODEL KITCHEN AND BA			AV			WITHDRAW	07/06/2021	
<a href="#">201012106440</a>	8		REROOFING			AV			COMPLETE	01/20/2011	▼
Return											
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> <b>PRIORITY PLAN CHECK</b>  <input type="checkbox"/> <b>FIRST YEAR FREE</b> </div> <div> <b>MRRP Compliance (Green Halo)</b>  <b>BAN (Business Account No.)</b> </div> <div> <b>Not Required</b>  <div style="border: 1px solid black; width: 100px; height: 20px;"></div> </div> <div> <b>Bluebeam Project ID</b> <div style="border: 1px solid black; width: 100px; height: 20px;"></div> </div> <div> <b>LIN (Location Identification No.)</b> <div style="border: 1px solid black; width: 100px; height: 20px;"></div> </div> </div>											





# 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: 01/29/2025 08:14:42 AM

Application Number **202112315244** Block/Lot **2417 / 004** Address **2543 16TH AV**  
Description **TO COMPLY WITH NOV# 202182719. REVISION TO NO PLAN PA#. BASEMENT CONVERSION. MAIN LEVEL REMODEL OF KITCHEN, BATHROOMS & BEDROOMS. ALTER (E) INTERIOR STAIRWAY TO BELOW WORK. GROUND LEVEL TO INCLUDE 2 (N) BEDROOMS, 1 BATHROOM, (N) REC ROOM, (N) PASSAGE WAY & DOOR AT GARAGE**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
HOSSEINI EHSAN SHAH & REZVANIA	8	\$270,000.00	REINSTATED	04/05/2022

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 942-3356	2	1	2	R-3	27	04/05/2023	2

Inspector Name	Activity Date	Status Code	Status Description	Comments
Lo Buglio, Nicholas	05/30/2023	111	SITE VERIFICATION	Framing detail & fire rated assembly. to show @ property line for egress corridor. Detail from foundation to finished cap @ top of wall. Must be on approved drawing.
Lo Buglio, Nicholas	05/01/2023	126	ROUGH FRAME	Rough framing Ok / Ok to continue.
Lo Buglio, Nicholas	04/05/2023	114	CORRECTION REQUIRED	Revision drawings needed that reflect siding @ rear of building to be changed. Call for re-inspection..
Chiu, Chester	03/03/2023	102	NO ENTRY/NO PROGRESS	GC not on site at time of inspection (only plumbers), called phone, no answer -cc
Zeng, Van	03/02/2023	125	ROUGH FRAME, PARTIAL	Ground floor to roof: Verified hardware for shearwalls, verified HDUs, verified posts and beams including framing for skylights. Okay to continue. Full approval of rough frame will require inspection of notches, layout, etc. to be inspected at next inspection after eid and pid rough approvals. Okay to sheathe shearwalls. Pending SI.
Walsh, William	01/25/2023	123	OK TO POUR	REBAR AND FORMS OK; OK TO POUR ALL REMAINING SECTIONS:123; pending UFER GROUND.



# 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: 01/29/2025 08:43:22 AM

Application Number **202311080440** Block/Lot **2417 / 004** Address **2543 16TH AV**  
Description **Revision to PA# 202206176609. Fourth bathroom added to 1st FL. Kitchen and nook walls moved. Laundry room layout changed. Repair front pavement and driveway.**

<b>Owner Name</b>	<b>Form #</b>	<b>Job Cost</b>	<b>Disposition</b>	<b>Disposition Date</b>
HOSSEINI EHSAN SHAH & REZVANIA	8	\$15,000.00	ISSUED	11/10/2023

<b>Owner Phone</b>	<b># of Plans</b>	<b># of Units</b>	<b># of Stories</b>	<b>Occupancy</b>	<b>Bldg Use</b>	<b>Expiration Date</b>	<b>Penalty</b>
(415) 942-3356	2	1	2	R-3	27	05/10/2024	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Weaver, Carl	09/09/2024	102	NO ENTRY/NO PROGRESS	Contractor caught in traffic will reschedule
Weaver, Carl	02/22/2024	135	SHEETROCK NAILING	Dens glass nailing wet walls ok to cover. Advised Contractor to keep approved set of plans on job at all times.
Calderon, Juan	02/07/2024	135	SHEETROCK NAILING	Drywall screws observed except in wet areas of bathrooms. Inspection required prior to covering. All other drywall ok to cover.
Byrne, Trevor	12/13/2023	103	REINSPECT REQUIRED	Contractor called to cancel, Not ready, Will reschedule.
Lo Buglio, Nicholas	12/08/2023	134	OK TO COVER	Insulation Ok. Ok to cover pending PID verification of all shower pans.



# 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: 01/29/2025 09:03:16 AM

Application Number **202304135673** Block/Lot **2417 / 004** Address **2543 16TH AV**  
Description **REVISION TO PA#202206176609. PAGE A 3.3 TO SAY NEW SIDING FOR BACK OF BLDG AND SIDE OF BLDG IN A3.2 & A3.4.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
HOSSEINI EHSAN SHAH & REZVANIA	8	\$17,000.00	ISSUED	04/13/2023

Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 941-1257	2	1	2	R-3	27	10/13/2023	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Lo Buglio, Nicholas	07/10/2023	126	ROUGH FRAME	Rough framing Ok. (Firewall detail @ property line as per approved drawing Ok to cover.) Ok to continue.
Lo Buglio, Nicholas	04/21/2023	132	FLUES/VENTS/DUCTS	Environmental Air Ok. Heating ducts Ok. Call for PID inspection.



# 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: 01/29/2025 08:56:51 AM

Application Number **202206176609** Block/Lot **2417 / 004** Address **2543 16TH AV**

Description **PER NOV 202182719 REVISION TO APPROVED PA 2021-1231-5244, MINOR INTERIOR CHANGES. REMOVE TWO GARAGE-LEVEL FRONT WINDOWS, REPLACE GARAGE DOOR, UPDATE HEATING SYSTEM.REPLACE 5 FRONT WINDOWS WITH WOOD CLAD WINDOWS.**

Owner Name	Form #	Job Cost	Disposition	Disposition Date
HOSSEINI EHSAN SHAH & REZVANIA	8	\$26,000.00	ISSUED	07/20/2022

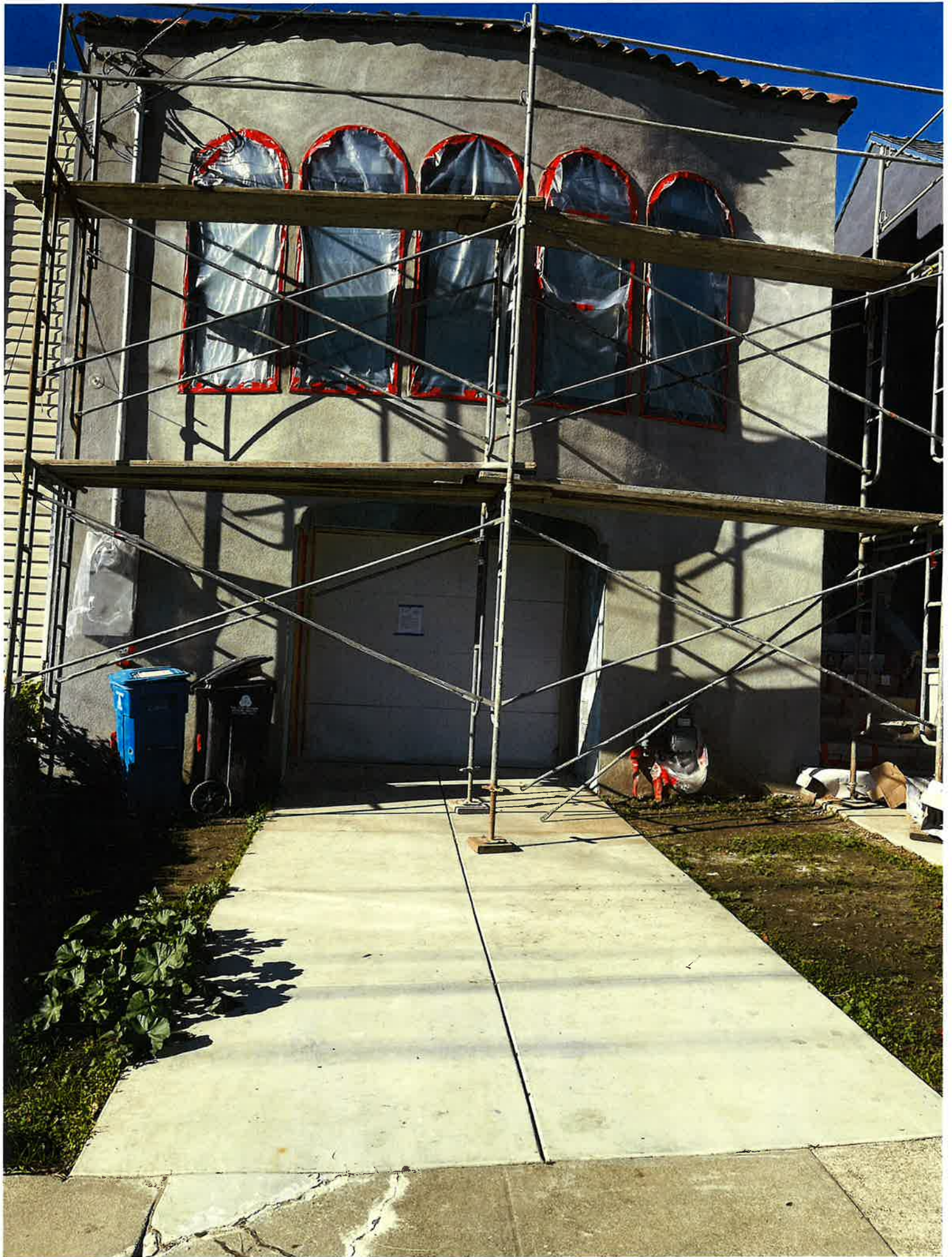
Owner Phone	# of Plans	# of Units	# of Stories	Occupancy	Bldg Use	Expiration Date	Penalty
(415) 642-3356	2	1	2	R-3	27	07/20/2023	0

Inspector Name	Activity Date	Status Code	Status Description	Comments
Chan, Michael (Yuet)	03/13/2023	148	OTHER	Not ready , need more time
Walsh, William	01/13/2023	123	OK TO POUR	Rebar and forms OK; ok to pour all PHASE ONE ( Yellow) areas, pending UFER GROUND INSPECTION:123.







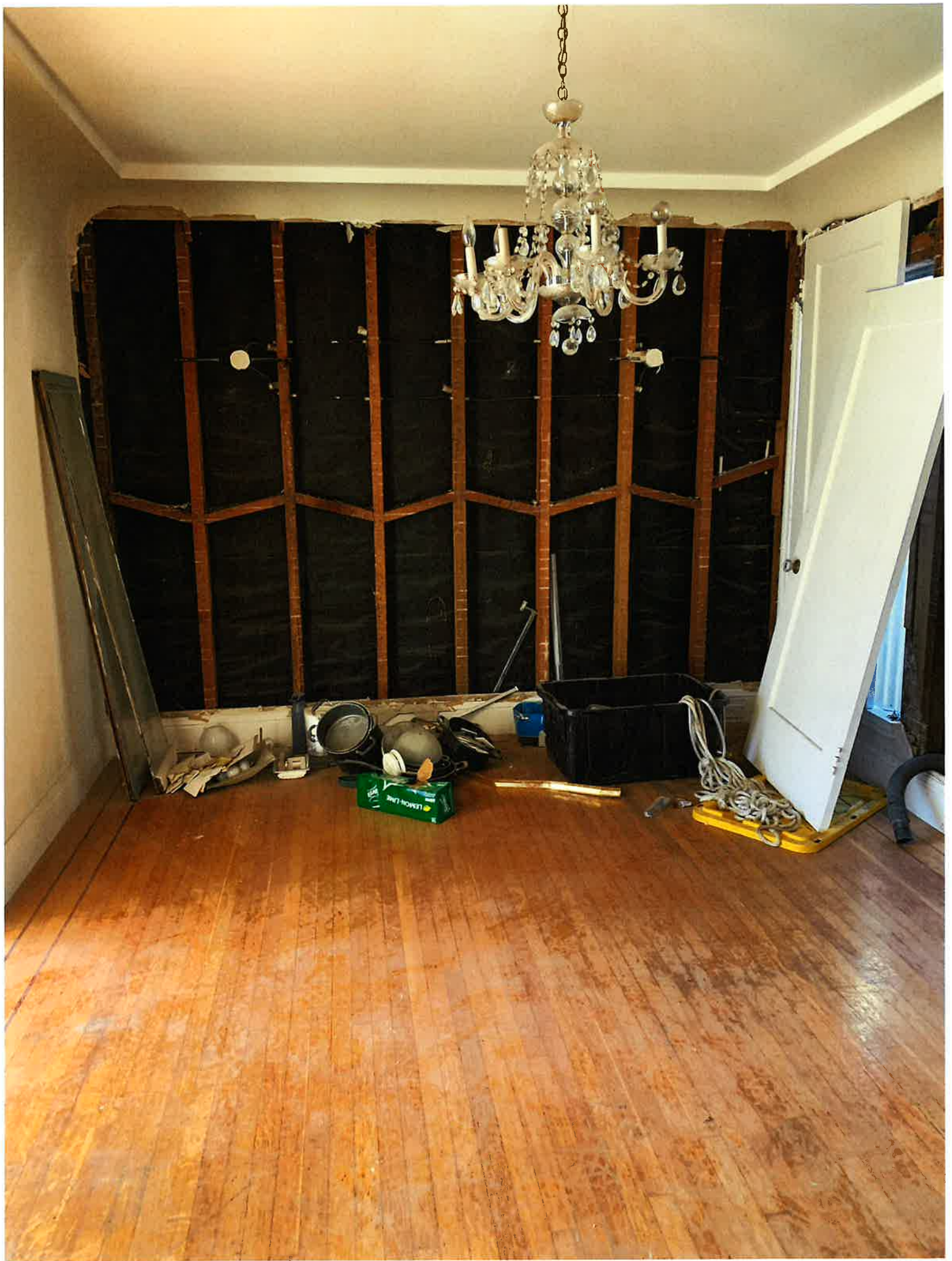




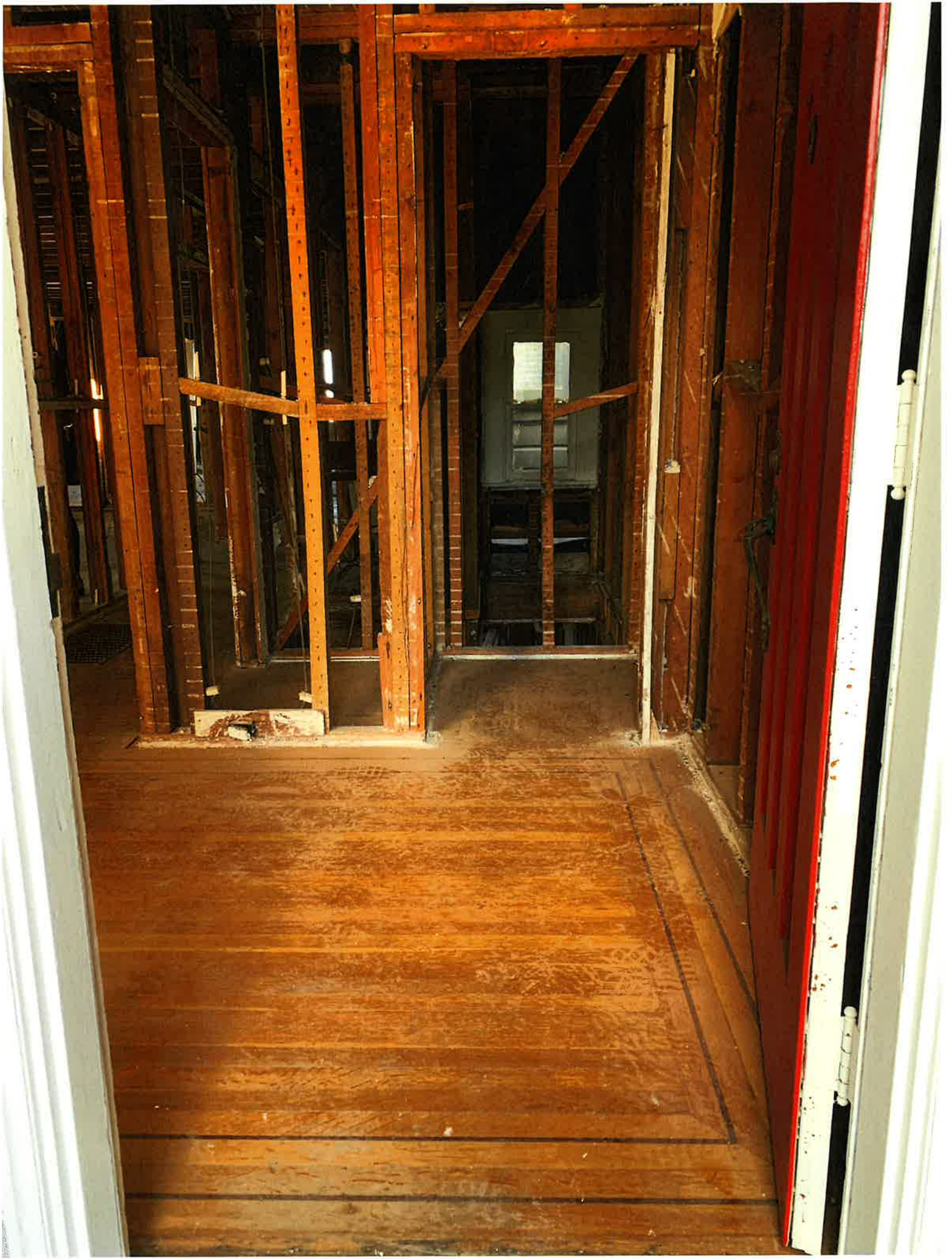




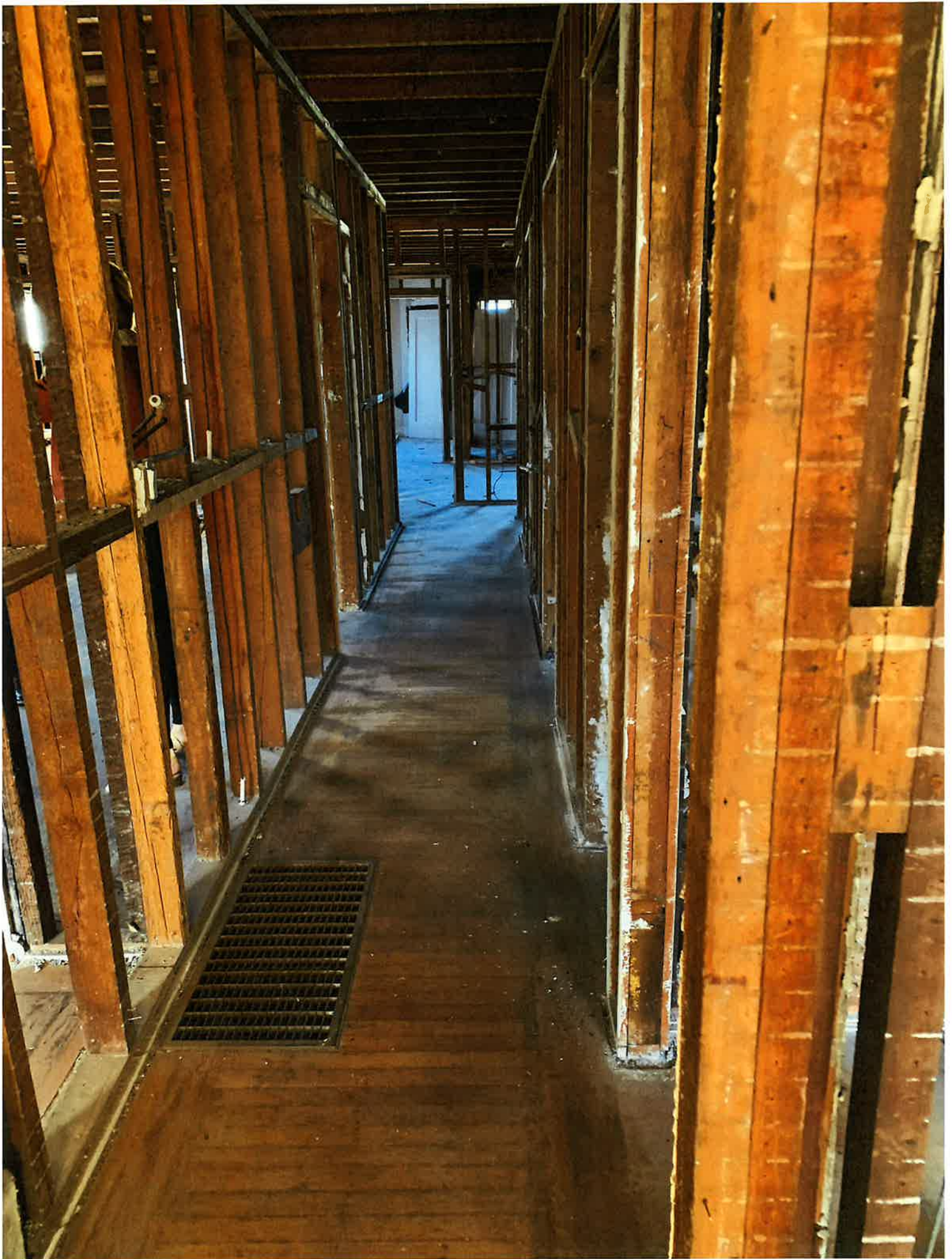








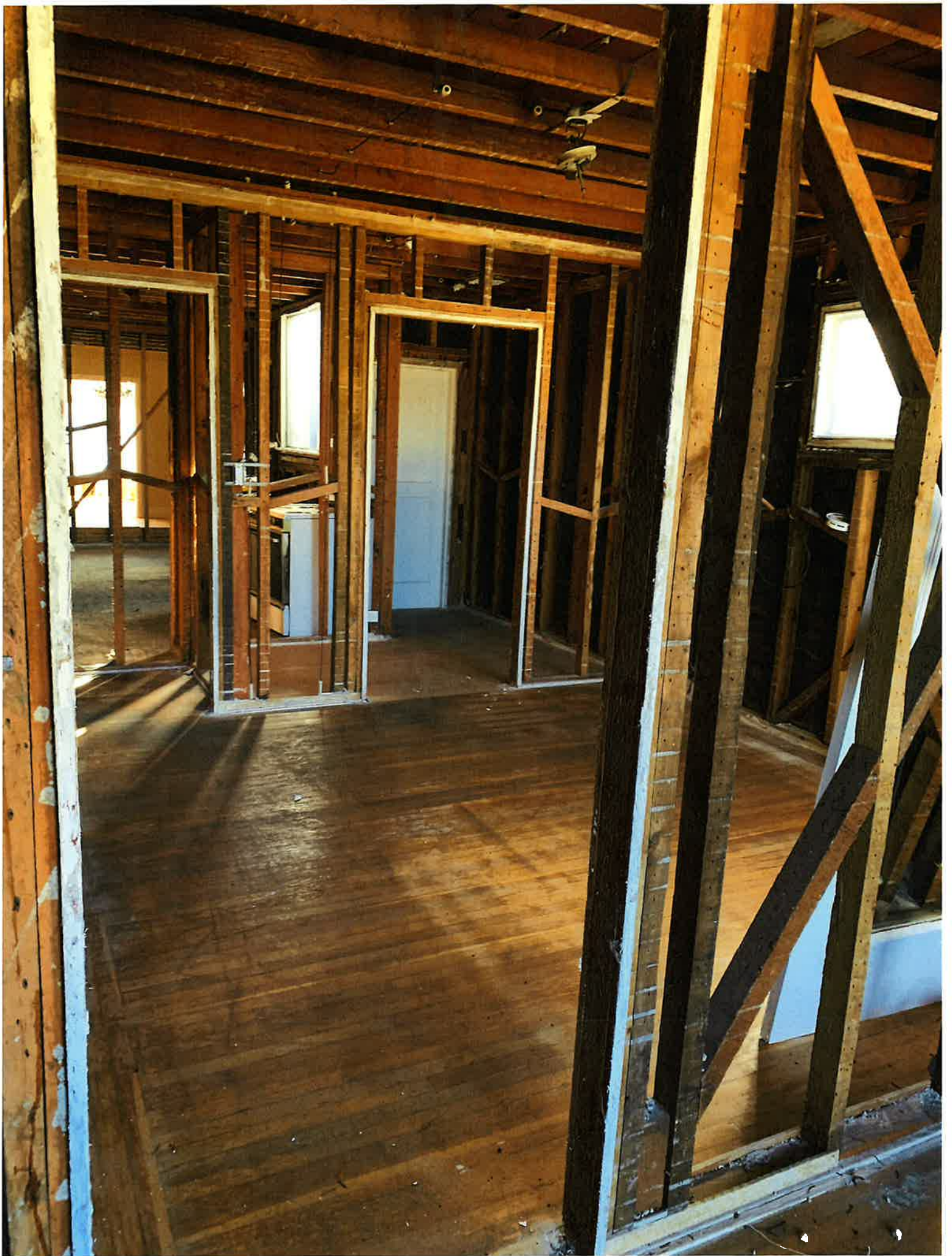












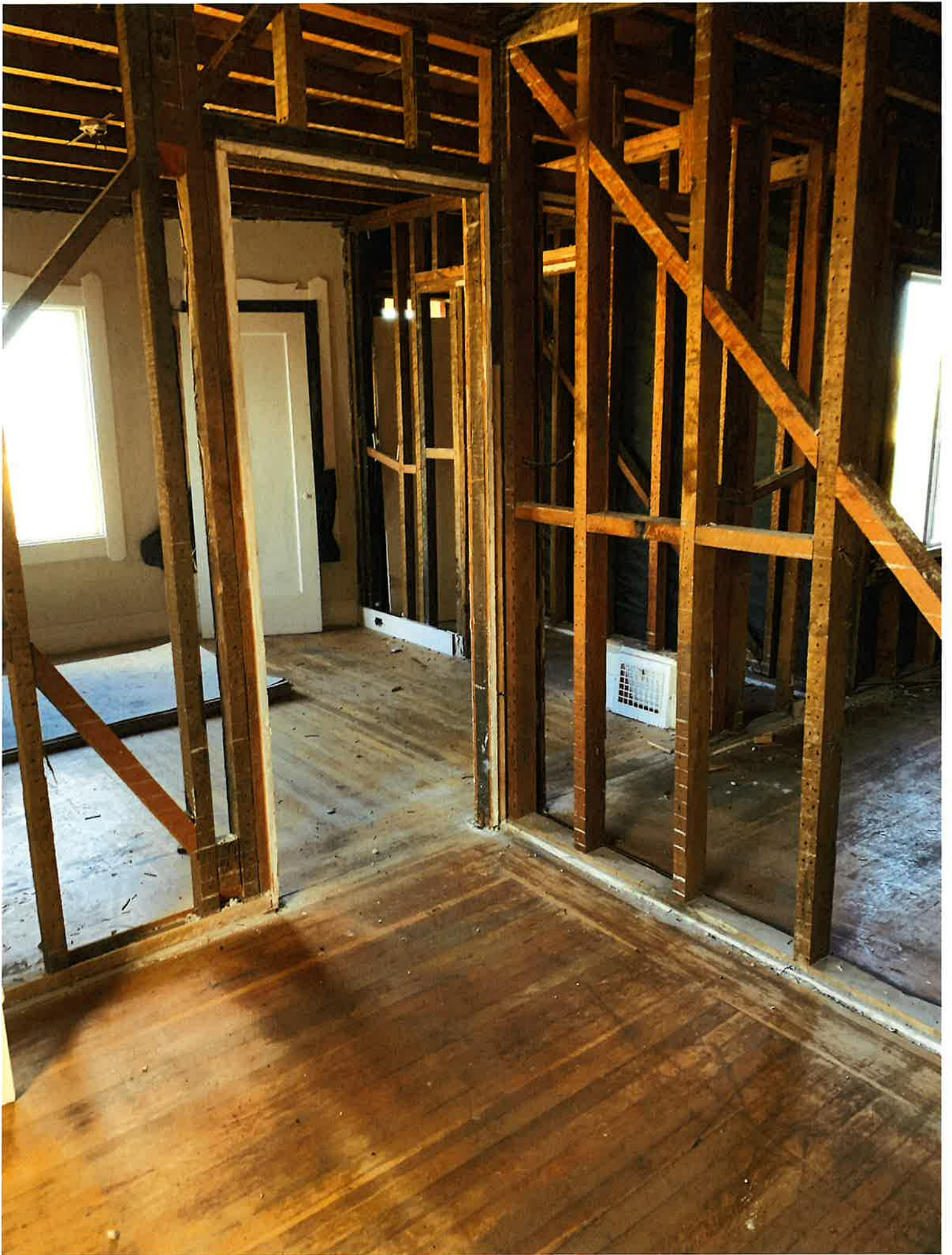














Revision ①  
to comply w/ new

BILL WALSH  
BUILDING INSP.  
(415) 961-0207

City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



OFFICE HOURS ARE  
MONDAY, TUESDAY, THURSDAY AND FRIDAY - 7:30AM to 4:00PM AND WEDNESDAY - 9:00AM to 4:00PM

REQUESTS FOR INSPECTIONS ARE AVAILABLE 24 HOURS, 7 DAYS A WEEK  
BY CALLING THE VOICE INSPECTION SCHEDULING SYSTEM AT  
(628) 652-3401

APPLICATION NO. 2022 2617 6629 ISSUED 7/20/22  
JOB ADDRESS: 2543 15<sup>th</sup> Ave BLOCK: 2417 LOT: 004  
NATURE OF WORK: \_\_\_\_\_

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED  
PRIOR TO THE EXPIRATION DATE OF 7/15/2023

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON  
WRITTEN REQUEST PRIOR TO THE DATE NOTED ABOVE.

For information on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this  
JOB CARD for useful and appropriate telephone numbers.

\* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM THIS BUILDING PERMIT \*

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.  
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE  
AT ALL TIMES WHEN WORK IS IN PROGRESS.  
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.

mechanical/Flue Homeowner Permit OK insert approved  
see Vent termination at final



8

## DEPARTMENT OF BUILDING INSPECTION

## INSPECTION RECORD



APPLICATION NO. 2022 0617 6609 ISSUED 7/20/22  
 JOB ADDRESS: 2543 16<sup>th</sup> AV BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
 NATURE OF WORK: \_\_\_\_\_

Do Not Pour CONCRETE until the following are signed			
	INSPECTIONS	Dates	Inspectors
	Foundation Forms		
	Foundation Steel		
X	Grounding Electrode <u>V.F.E.P.</u>		
	O.K. TO POUR		
Do Not CONCRETE SLAB until the following are signed			
	INSPECTIONS	Dates	Inspectors
X	Plumbing Underground	<u>12.2.22</u>	<u>JOSE LER</u>
	Electrical Underground		
	Fire Service Underground		
Do Not COVER until the following are signed			
	INSPECTIONS	Dates	Inspectors
	Rough Plumbing <u>note</u>	<u>4/12/23</u>	<u>SH</u>
X	Shower Pan <u>X2</u>	<u>3/14/24</u>	<u>Q.52</u>
*	Flu, Vents & Ducts (PLBG) <u>6/11/2022</u>	<u>11/29/23</u>	<u>SH</u>
	Heating Hydrostatic Test		
	Rough Sprinklers (PLBG)		
	Rough Electrical	<u>4/13/23</u>	<u>B. V. Lee</u>
	Rough Sprinklers (FIRE)		
	Hydrostatic (FIRE)		
	Sound Transmission		
	Rough Framing	<u>5/01/23</u>	<u>SH</u>
X	Insulation	<u>12/18/23</u>	<u>SH</u>
	Environmental Air, Vents, Ducts (BLDG)	<u>12/18/23</u>	<u>SH</u>
X	Lath		
	O.K. TO COVER	<u>12/18/23</u>	<u>SH</u>

ADDITIONAL WORK REQUIRING APPROVALS			
	INSPECTIONS	Dates	Inspectors
	Special		
	Special		
	Special		
	Fire Alarm		
	Energy Ordinance		
FINAL INSPECTION REQUIRED			
	INSPECTIONS	Dates	Inspectors
	Disabled Access		
	Sprinklers (PLBG)		
X	Mechanical	<u>10/8/24</u>	<u>Q.52</u>
X	Plumbing	<u>7/10/25</u>	<u>Q.52</u>
X	Electrical <u>SEE NOTE #</u>		
	Street Use & Mapping		
	Urban Forestry		
	Fire Department		
	Health Department		
	Building		
	CERTIFICATE OF FINAL COMPLETION		

WARNING: THE PROVISIONS OF THIS BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.



2543 16th AVE

Name / Date / Div.

## SUPPLEMENTAL INSPECTION RECORD

S Jey 2/26/24 pln CK (Corrections)  
(1) Shower pan to have correct grade  
ponding issues (2) Weep holes to be open  
at time of inspection (Excessive use of  
coupling) (3) No penetration within 1" of  
top of dom. (Dom to be complete) (4)  
Use factory seams on extension corners  
Supplied cut sheet for shower pan installation  
S Jey 3/1/24 P10. No improvement also  
evidence of debris & storm object under  
shower pan membrane. Also membrane to extend  
up behind water proof wall covering.  
Ray D 7/10/25 P10 Final Plumbing for remodel of  
Residence Approved, gas test OK and corrections to  
Fire Place Fine OK

EID 7-18-25 GFCI PROTECTED CIRCUITS FOR ALL BATHROOM  
Require ONLY 1 GFCI Protection device. Receptacle @  
Rear yard is Required to be Type WR. Hot & cold water  
pipes are Required to be Banded at water heater. MC  
Run for Furnace is Required to be Strapped & EV  
Receptacle Requires GFCI Protection. Panel schedules  
are Required as was as all appliance installed  
& working. D.H.aly



Name / Date / Div.

SUPPLEMENTAL INSPECTION RECORD

Job Address: 2543 16th Ave

Application #: 20220617  
6609

PID 6/1/23 ~~OK~~ both 2" p.v.c Flue for ODWH & Furn in wall rough  
Approved. pending O strap & paint termination @ roof p/c ok.

② Mech permit & job card.

Mike L 7/10/23 BID Final permission (Fire man @  
premise as per approved DWG ok to cover.) ok to continue

S Lyr 11/29/23 PID Rough flues to Termination  
approved incl extension point.

S Lyr 11/29/23 PID Fanciel is listed.  
Verify fire rated Louver box at find.  
OK/Installation OK.

Mike L 12/8/23 BID

OK to cover pending PID verification of all  
shower pans & can for screw inspection.

02/07/24. Drywall screws observed except in wet areas.  
of Bathroom Inspection required prior to covering. all other

Drywall ok to cover. ~~W~~ ~~W~~

CW BID 2/22/24 Dens glass nailing @ wet walls ok to cover

S Lyr 4/19/24 PID Connection (1) Fire rated  
flue penetration (2) Flue to have snub (3) Install  
con deck side drain to code. Mod Moc peaked  
required for gas f/p install

Rapid 10/8/24 PID Final for Furnace Approved correction  
made Fire Place gas line OK need Permit Still

~~MECH~~ mechanical/Flue Homeowner Permit OK  
For S Lyr 10/15/24 PID Rough for Flue insert approved  
see Vent termination ad



Name / Date / Div.

SUPPLEMENTAL INSPECTION RECORD

Job Address:

Application #:

Usecker 12-2-22 (PID) UNDERGROUND DWV SANITARY / STORM  
LINE INSTALLATION TESTED / APPROVED.

B. WALSH 1/13/23 B.I.D. RC-BAN & FORMS OK;  
OK TO POUR ALL PHASE ONE LOCATION (YELLOW)  
HAVE P.A.# 2021 1231 5244 ON SITE FOR  
NEXT INSPECTION.

1/20/23 3/2/2023 BID: Verified Posts & Beams, Hardware, & Shearwalls  
okay to continue. Full R/F approval pending BID, PID, Mech, respect  
notches & layout & etc. on next inspection. *[Signature]*

PID 2/8/23 see Correction Notice & Report.

Mech. permit for Furn. inspection required. / shower pan water  
proofing to come.

3/10/23 PID. Rough on room pending completion  
of light well down 2 on floor plus listing  
for tub & shower valves

4/5/23 BID REVISION DRAWING NOTED THAT REPEL  
SINK & PART OF BUILDING TO BE CHANGED. RE-INSPECTION

4/13/23 OK ROUGH GARAGE, SUB PANEL, LARDER, BATHROOM  
HALL, FAMILY RM WET BAR. (GROUND LEVEL) LWRM  
DINRM, KITCHEN - SUB PANEL, 2 BEAMS, 2 BATHRM  
CLOSET. (MAIN)

4/21/23 BID ENVIRONMENTAL ALL OK - HEATING  
OUT OK. CALL FOR PID. INSPECTION

5/10/23 BID ROUGH FRAMING OK / OK TO CONTINUE.

5/25/23 BID FRAMING DETAIL & FIRE RATION ASSY. TO  
SHOW @ PROPERTY LINE FOR CROSS CORRIDOR. *[Detail from Foundation to  
finish cap to porch wall.]*  
MUST BE OK APPROVED DRAWING.

FORM

City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION



SUPPLEMENTAL INSPECTION RECORD

Name / Date / Div.

Application #: 20220617  
6609

16th AVE



















