

*Regular Meeting of the
Building Inspection Commission*

January 21, 2026

Agenda Item 7



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

Voice (628) 652-3510

November 24, 2025

Daniel Lurie
Mayor

COMMISSION

Alysabeth
Alexander-Tut
President
146 Vernon Street
San Francisco, CA 94132

Catherine Meng
Vice-President

Dan Calamuci
Judy Lee
Lindsey Macrise
Bianca Neumann
Kavin Williams

Sonya Harris
Secretary

Monique Mustapha
Asst. Secretary

Patrick O'Riordan,
C.B.O., Director

Ms. Karen Kwan

146 Vernon Street
San Francisco, CA 94132

RE: Appeal regarding emergency order – 146 Vernon Street

Dear Ms. Kwan,

On July 2, 2025, you submitted an Application for Appeal to the Building Inspection Commission.

The Commission Secretary has determined that the Application is complete. Accordingly, pursuant to Administrative Code Section 77.5(c), this matter is set for hearing before the Building Inspection Commission on **Wednesday, January 21, 2026 at 10:30 a.m.** The hearing was originally set for September 17, 2025. However, you recently submitted a written request for a continuance of the hearing. The appeal was rescheduled to November 14, 2025, but you were not available to attend.

The Building Inspection Commission Rules and Hearing Procedures (Commission Rules), appended hereto, shall apply to this matter. To assist in a fair and efficient adjudication of this matter, we are requiring the following in addition to the requirements set forth in the Commission Rules.

Appellant may submit a Pre-Hearing Statement in support of its appeal by January 7, 2026. The Pre-Hearing Statement should clearly set forth the appellant's arguments and cite to relevant evidence that supports those arguments. The statement shall be double-spaced, in 12-point font (if typed), and not more than 7 pages in length. The appellant may include any supporting documents and exhibits not previously submitted as part of its Notice of Appeal, which will not count toward the page limit. Appellant shall submit the Pre-Hearing Statement and any attachments via email to sonya.harris.sfgov.org.

The Director of the Department of Building Inspection may submit a Statement in response by January 14, 2026. The response shall be double-spaced, in 12-point font (if typed), not more than 7 pages in length, and may include any supporting documents (which shall not be counted as part of the page limit). The Director shall submit the statement and any attachments via email to sonya.harris@sfgov.org

An item is considered “submitted” when the Secretary receives the submission by email.

Please submit all correspondence to:

Sonya Harris
Building Inspection Commission
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Email: sonya.harris@sfgov.org or dbi.commission@sfgov.org

Phone Number: (628) 652-3510

Sincerely,

A handwritten signature in blue ink that reads "Sonya Harris".

Sonya Harris
Commission Secretary

Cc: Patrick O'Riordan, C.B.O., Director
Matthew Greene, Deputy Director
Mauricio Hernandez, Chief Building Inspector, Code Enforcement Division



STAFF REPORT TO THE BUILDING INSPECTION COMMISSION

Emergency Order No. 111234-E – 146 Vernon Street (Block 7086 Lot 033)
Owner: Karen Po Kwan

Prepared by: Mauricio Hernandez, Chief Building Inspector, Code Enforcement Section

Presented by: Department of Building Inspection (DBI)

Date of BIC hearing: 1/21/2026

I. Purpose of Report

This report is presented to the Building Inspection Commission in response to the property owner's dispute of the Department's authority to issue Emergency Order 111234-E for 146 Vernon Street. The order was issued under San Francisco Building Code (SFBC) Section 102A, authorizing DBI to take immediate action when a structure constitutes a serious and immediate hazard to life, health, or safety.

II. Summary of Events

- DBI received multiple verified complaints between February and June 2025 regarding hazardous and unsanitary conditions at 146 Vernon Street.
- Inspections under Complaint Nos. 202538677, 202537632, and 202532715 documented extensive deterioration, unsafe occupancy, and lack of basic utilities.
- Observed conditions included: collapsed ceilings, failing sheetrock, decayed flooring, unsecured access, lack of utilities, obstructed egress, and absence of required smoke and CO alarms.
- On June 24, 2025, DBI issued Emergency Order No. 111234-E directing the owner to obtain permits and abate hazards within 72 hours or vacate and secure the building.
- The order was signed and approved by the Deputy Director and Director of DBI and served per SFBC 102A.3.

III. Applicable Code Authority

The Department's authority to issue an emergency order derives from the following provisions of the San Francisco Building Code (SFBC):

- SFBC102A.1 – General Authority: Establishes DBI's jurisdiction to enforce all provisions of the Building Code.
- SFBC102A.3 – Notice and Service: Authorizes DBI to notify owners and interested parties when hazardous conditions exist.
- SFBC102A.12 – Repair and Demolition Fund: Authorizes DBI to expend funds to abate serious and immediate hazards.
- SFBC102A.13 – Abatement of Serious and Immediate Danger: Authorizes DBI to perform or contract for work when a structure presents imminent hazard.
- SFBC102A.14 – Forfeiture of Right to Do Work: Specifies that failure to comply with an emergency order constitutes forfeiture of owner's right to perform work.
- SFBC102A.16 – Emergency Orders: Authorizes issuance of emergency orders requiring immediate action.

The San Francisco Housing Code 1001, 1306, 1307, and the California Building Code 1.8.1.3 and 3401 support additional authority.



IV. Owner's Position

The property owner has contested the Department's authority to issue the order and requested Commission review, asserting that the conditions did not warrant emergency status and exceeded DBI's administrative authority.

V. Department's Position

DBI maintains that the conditions observed at 146 Vernon Street constituted imminent and substantial danger. The Department acted within its authority under SFBC §102A to protect life and property, and the order remains valid until all unsafe conditions are corrected and DBI verifies re-occupancy safety.

VI. Recommendation

- Affirm DBI's authority under SFBC 102A to issue Emergency Order 111234-E.
- Find that the conditions constitute a serious and immediate hazard.
- Direct the owner to obtain required permits, complete abatement work, and secure the structure pending DBI clearance.

Attachments

- Emergency Order No. 111234-E (Approved June 24, 2025)
- NOVs 202538677, 202537632, and 202532715
- Inspection photographs and field notes (June 2025 and Present)
- Correspondence between DBI and Owner

Recommended by:
Mauricio Hernandez, Chief Building Inspector, CES



June 2025 Task Force Inspection



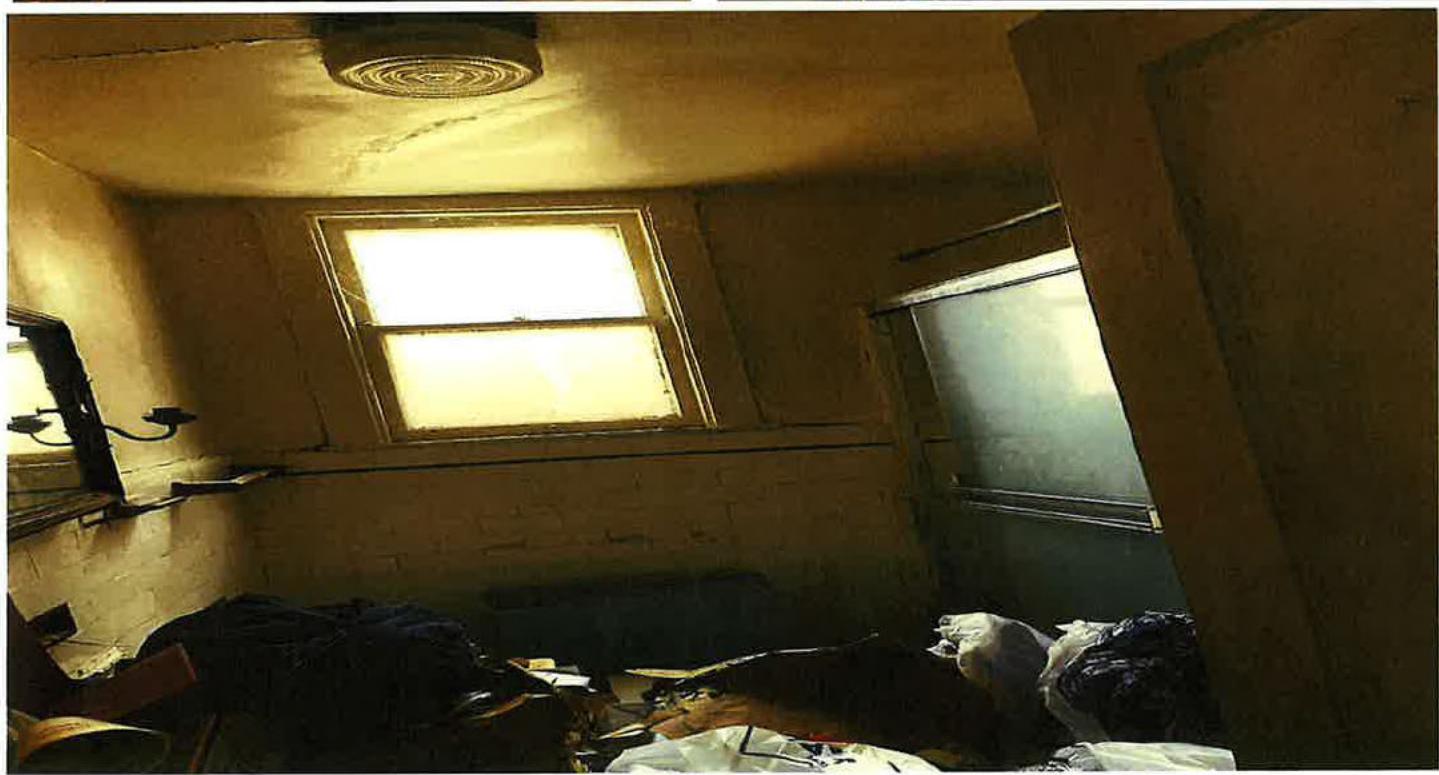


June 2025 Task Force Inspection





June 2025 Task Force Inspection



49 South Van Ness Avenue, Suite 400 – San Francisco
CA 94103



Current Pictures as of 1/5/2026





APPEAL TO THE SAN FRANCISCO BUILDING INSPECTION COMMISSION OF A DETERMINATION BY THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION

Check Type of Appeal: Director's Determination Request for Jurisdiction
 Re-hearing Suspension of Action

Appellant Name: KAREN KWAN Hearing fee: _____
Phone / Email: _____ Billing Date: 07/02/25

Filing instructions: Please (1) complete and sign this form (2) submit this form, the hearing fee of \$800, or re-hearing \$400 (checks are payable to the San Francisco Department of Building Inspection), and any additional documents by mail or drop-off to: Building Inspection Commission, 49 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103.

Filing Deadline: Appeals to the Building Inspection Commission must be filed within 15 calendar days of the issuance of the written decision or determination by the Department of Building Inspection. If the Department of Building Inspection fails to render a written decision upon request, appeals must be filed within 15 working days from the request date. For deadlines of all other appeals, such as request for jurisdiction, request for suspension, or request for rehearing, please review San Francisco Administrative Code Chapter 77.

Jurisdiction of the Building Inspection Commission: The Building Inspection Commission may hear and decide appeals of matters set forth in San Francisco Administrative Code Section 77.3. Please refer to Administrative Code Section 77.3 for a list of all of the matters that the BIC may hear and decide.

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

- (1) The determination being appealed was made by the Director of the San Francisco Department of Building Inspection on 06/24/25.
- (2) The affected property are located at 146 Vernon St., San Francisco. They contain 1 dwelling units and 0 guest rooms.
- (3) The building permit number, application number, complaint number, notice-of-violation number is _____.
- (4) Briefly describe state in plain and concise language the specific nature of the determination being appealed and code section under which the determination was made. Attach additional pages if necessary.

I request all liens ^{removed} charges to the home ~~struck~~ be reversed and any city attorney actions to be suspended. Thank you
(see attachment)

Building Inspection Commission Appeal Application Form

Page Two

(5) Briefly describe the basis for this appeal, including how the Director erred in the determination. Once your appeal is received, you will be asked to provide more detailed information and documentation.

I am appealing the 72 hrs (3 days) Emergency Order 111234-E and related NOV's because the house never presented an immediate nor imminent hazard. The determination was based on findings of ~~earlier~~ illegal inspection. The warrant required 24-hr notice and being served the warrant once inside the premise - both of which did not occur. The home was vacant without any occupant, securely sandwich between homes on both sides. The EO 111234-E was issued about 14 days, ^{10/10/25} after initial inspection.

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

Print Name: KAREN KWAN Signature: Karen Kwan

Date: 08/05/25 Signatory is: Property Owner Agent Other

[EO 111234-E issued on 06/24/25
Inspection warrant took place 06/10/25]



DECLARATION OF FINANCIAL HARDSHIP

The Commission Secretary may grant an exemption from paying the required appeal fee where the filing party meets the indigency standards set out in California Government Code Section 68632 or its successor, and submits a Declaration of Financial Hardship under penalty of perjury. (Administrative Code section 77.10 (b))

Name(s) of Requesting Party: Karen P Kwan

Subject Property: 146 Vernon St. San Francisco, CA 94132

Phone: _____ Fax: _____ Email: _____

am requesting a fee waiver on the following basis (please check all that apply):

(a) As a person who is receiving public benefits under one or more of the following programs:

- (1) Supplemental Security Income (SSI) and State Supplementary Payment (SSP)
- (2) California Work Opportunity and Responsibility to Kids Act (CalWORKs) or a federal Tribal Temporary Assistance for Needy Families (Tribal TANF) grant program
- (3) Food Stamps or the California Food Assistance Program
- (4) County Relief, General Relief (GR), or General Assistance (GA)
- (5) Cash Assistance Program for Aged, Blind, and Disabled Legal Immigrants (CAPI)
- (6) In-Home Supportive Services (IHSS)
- (7) Medi-Cal

(b) As a person whose monthly income is 125 percent or less of the current federal poverty guidelines (42 U.S.C. §9902(2)).

(c) As a person who, as individually determined by the Commission, cannot pay the filing fee without using moneys that normally would pay for the common necessities of life for the applicant and the applicant's family.

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

Entered on 08/04/25, at San Francisco, California.
(Date)

Karen Kwan

08/04/25

— Date

THIS AREA IS FOR COMMISSION USE ONLY

Disapproved

X

Approved

Bv

Date: 8/5/2025

**49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103
Office (628) 652-3510
Website: SF.gov/DBI**

July 31, 2025



EMERGENCY ORDER 111234-E

**EMERGENCY ORDER DUE TO SERIOUS AND IMMEDIATE HAZARD
AS PER SECTION 102A OF THE SAN FRANCISCO BUILDING CODE**

I have verified that pursuant to Section 102A.16 of the Building Code, that serious and immediate hazard exists at:

Address: 146 VERNON ST

Block: 7086 Lot: 033

The building constitutes an imminent and substantial hazard to the life, health and/or safety of the public due to substantial structural damage as a result of negligence to maintain property per the following conditions:

- 1. - Interior ceiling plaster has collapsed in multiple rooms per NOV 202538677.**
- 2. - Sheetrock is failing and exposing framing per NOV 202538677.**
- 3. - Areas of the floor display visible decay and instability per NOV 202538677.**
- 4. - Building is unsecured and accessible to unauthorized entry per NOV 202538677.**
- 5. - Lack of maintenance of sanitation and cooking facilities per NOV 202538677.**
- 6. - Hazardous access conditions for residents and emergency personnel per NOV 202538677.**
- 7. - Damaged roof drainage system causing property damage. (SFPC Ch. 1, 3, 4, 11) per NOV 202537632**
- 8. - Excessive combustible storage creating life safety hazard. (1001(d)(i)(k) HC) per NOV 202532715**
- 9. - Obstructed egress paths. (801, 1001(l) HC) per NOV 202532715**
- 10. - Unsanitary accumulation of trash, rodent harborages. (1306 & 1307 SFHC) per NOV 202532715**
- 11. - No smoke detectors or CO alarms. (908, 911 HC; 420.4.2 CBC) per NOV 202532715**
- 12. - No water or heat service. (1001(b)(5), 701(a) HC) per NOV 202532715**

I, therefore, order that the owner(s) of this property shall within 72 hours (3 days) of posting and service of this order, abate the public nuisance by performing the following:

- 1. If items above are not completed with proper permits within 72 hours, VACATE THE ENTIRE BUILDING & SECURE.**
- 2. Hire a licensed contractor to obtain permits and complete repairs.**
- 3. Building permit must include reference to NOV #202537632 and HIS NOV #202532715.**
- 4. Separate permits are required for PLUMBING and ELECTRICAL work.**
- 5. Structural evaluation is required to verify integrity from licensed engineer.**
- 6. If the building is vacated, properly secure the building to prevent unauthorized entry.**
- 7. No portion of this building is to be reoccupied until all unsafe conditions are properly corrected.**
- 8. Property shall be decluttered and remove all material that poses a hazardous condition.**
- 9. Electrical and plumbing surveys are required to be obtained prior to restoring utilities.**
- 10. The subject building is not to be reoccupied without the approval of the Building Official.**

Code Enforcement Section

**49 South Van Ness Ave, Suite 400 – San Francisco CA 94103
Office (628) 652-3430 www.sfdbi.org**



EMERGENCY ORDER 111234-E

146 VERNON ST

Page 2

**OWNER(S): KWAN KAREN PO
146 VERNON ST
SAN FRANCISCO CA 94132**

**OCCUPANT(S): KAREN KWAN
146 VERNON ST**

Further, if the owner(s) fail to comply with this Order, owner(s) shall have forfeited his/her right to do the work as set forth in Section 102A.14 of the Building Code, the work will be conducted under the provisions of Section 102A.13 as the abatement of serious and immediate danger.

At such time as the owner(s) shall have forfeited his/her right to do the required work to abate the imminent hazard, the Department is hereby ordered to immediately proceed by use of the funds provided for under Section 102A.12 and 102A.13 to have the repairs effected and to abate the public nuisance.

Notice: ANY EXPENDITURE OF REPAIR AND DEMOLITION FUNDS AS A RESULT OF THIS ORDER IS SUBJECT TO BECOMING A TAX LIEN AGAINST SUBJECT PROPERTY.

A copy of this notice shall be posted immediately on the front of subject building, and a copy shall be sent by certified mail to all persons having an interest in the properties in accordance with Section 102A.3 of the Building Code.

For information, you may contact Chief Building Inspector Mauricio Hernandez at (628) 652-3440 between the hours of 7:30AM to 4:00 PM or come in person to 49 South Van Ness Ave, Suite 400, and San Francisco, CA 94103-2414.

RECOMMENDED:


Mauricio Hernandez
Chief Building Inspector, CES


Mathew Greene
Deputy Director, DBI

APPROVED:



Patrick O'Riordan
Director, DBI

DATE APPROVED: 6/24/2025

**Distribution:
Deputy Director, DBI**

**Recorder's Office
City Attorney**

**Controller
Owner(s)**

**SF Environment
Post on Property**

P:\Emergency Order 146 Vernon ST

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



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

DATE AFFIDAVIT PREPARED: 6/24/2025

ADDRESS: 146 VERNON ST

Block: 7086 Lot: 33 Seq: 00

INSPECTOR: 111234

Emergency Order: 111234-E

**OWNER: KWAN KAREN PO
146 VERNON ST
SAN FRANCISCO, CA, 94132**

**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: 6/25/2025 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 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: 6/25/25, at San Francisco, California.

By: Laura Torres

(Print name)

(Date)

Signature:



COMPLAINT DATA SHEET

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

COMPLAINT NUMBER : 202538677

OWNER/AGENT: KWAN KAREN PO
KWAN KAREN PO
146 VERNON ST
SAN FRANCISCO CA

94132

OWNER'S PHONE:
CONTACT NAME:
CONTACT PHONE:

COMPLAINANT: Anon

DATE FILED: 09-JUN-25

LOCATION: 146 VERNON ST

BLOCK: 7086 LOT: 033

SITE:

RATING: OCCUPANCY CODE :

RECEIVED BY: Suzanna Wong DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: Task Force
INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION INSPECTOR		ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRED INFORMATION

DATE	REFERRED BY	TO	COMMENT
25-JUN-25	Brenda McBride	CES	per Laura Torres

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
09-JUN-25	CASE OPENED	L TORRES	CASE RECEIVED		Suzanna Wong 09-JUN-25	BID
09-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	Case assigned to complaint investigation team per JG; slw	Suzanna Wong 09-JUN-25	BID
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	2 pm Site visit, plan of action to be discussed next day. LT	Laura Torres 10-JUN-25	BID
11-JUN-25	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	FIRST NOV SENT	1st NOV issued by LT; slw	Suzanna Wong 18-JUN-25	BID
13-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	NOV posted. LT	Laura Torres 13-JUN-25	BID



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202538677

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
18-JUN-25	OTHER BLDG/HOUSING VIOLATION	P EISENBEISER	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 18-JUN-25	BID
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	Per MH. Posted Emergency order. LT	Laura Torres 25-JUN-25	BID
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	FINAL WARNING LETTER ISSUEI	Final warning letter generated. LT	Laura Torres 25-JUN-25	BID
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	CASE UPDATE	final warning letter mailed and referred case to CES per LT;bm	Brenda McBride 25-JUN-25	INS
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	CM EO to owner on file-hb	Heather Brooks 25-JUN-25	CE
25-JUN-25	OTHER BLDG/HOUSING VIOLATION	L TORRES	FINAL WARNING LETTER SENT		Laura Torres 25-JUN-25	BID
25-JUN-25	GENERAL MAINTENANCE	L TORRES	REFERRED TO OTHER DIV	tranfer to div CES	Brenda McBride 25-JUN-25	INS
26-JUN-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Spoke with property owner at CES public counter regarding the Emergency Order. Informed the owner that a licensed contractor must be available today or tomorrow to obtain the necessary permits in order to comply with the Emergency Order's required timeline. Provided hard copies of the Emergency Order to the owner for reference and action.MH	Mauricio Hernandez 26-JUN-25	CE
26-JUN-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE RECEIVED	case received in CES -mr	Melissa Reyes 26-JUN-25	CE
27-JUN-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	On 6/27/25, at approximately 2:30 PM, the property owner visited the CES counter. The owner was advised that a licensed contractor is required to assist in obtaining the necessary Building Inspection Division (BID), Plumbing Inspection Division (PID), and Electrical Inspection Division (EID) permits in accordance with the Emergency Order. The owner stated that she has a contractor; however, no contractor accompanied her at the time of the visit. The building permit application was not processed by CES as the submitted information did not meet the requirements set forth in the Emergency Order. MH	Mauricio Hernandez 27-JUN-25	CE



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202538677

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
30-JUN-25	OTHER BLDG/HOUSING VIOLATION	M HERNANDEZ	CASE UPDATE	Site visit conducted due to Emergency Order. DPW boarded up the front door. Spoke with contractor on-site and advised them to meet at DBI office to begin the permit application process.MH	Mauricio Hernandez 30-JUN-25	CES
01-JUL-25	OTHER BLDG/HOUSING VIOLATION	G LAM	CASE UPDATE	Sent Emergency Order to the Assesor/Recorders Office-tm	Thomas Moyer 01-JUL-25	CES
09-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	per G.L. Case reassign to insp. M. Declan - mr	Melissa Reyes 09-JUL-25	CES
14-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	PERMIT RESEARCH	found no permit to comply with NOV. Ok to send to Director Hearing on 8/5/25 - DMC	Declan McConn 14-JUL-25	CES
14-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	prepared DH packet - sj	Susan Jew 14-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Went out to site to post Director Hearing notice and take pictures - DMC	Declan McConn 15-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Signed Affidavit and uploaded photos to file - DMC	Declan McConn 15-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	cert. mailed DH packet to owners - sj	Susan Jew 15-JUL-25	CES
29-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Perp case for Director Hearing - DMC	Declan McConn 29-JUL-25	CES
01-AUG-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is granted a 30 day continuance as there are appealing the emergence order per email from MH. case will go to the hearing on 10/7/25 - DMC	Declan McConn 01-AUG-25	CES
02-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is being moved to 10/21/25 so there will be 30 days from the date of Hearing to appealing the emergence order per MH - DMC	Declan McConn 02-SEP-25	CES
04-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Per CES Supervisor direction (9/4/25), all enforcement actions for this address are on hold pending the outcome of the BIC appeal scheduled for 11/19/25. No further activity until the appeal is resolved. - DMC	Declan McConn 04-SEP-25	CES
05-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures and uploaded them to the case file - DMC	Declan McConn 05-SEP-25	CES



COMPLAINT DATA SHEET

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

COMPLAINT NUMBER : 202538677

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
27-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 27-OCT-25	CES
05-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 05-JAN-26	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)

11-JUN-25



NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION **NOTICE: 1**
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202537632

DATE: 13-JUN-25

ADDRESS: 146 VERNON ST

OCCUPANCY/USE: 0

BLOCK: 7086 LOT: 033

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

PHONE #: --

OWNER/AGENT: KWAN KAREN PO
MAILING: KWAN KAREN PO
ADDRESS: 146 VERNON ST
SAN FRANCISCO CA

94132

PERSON CONTACTED @ SITE:

PHONE #: --

CODE/SECTION#

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT
 ADDITIONAL WORK-PERMIT REQUIRED
 EXPIRED OR CANCELLED PERMIT PA#:
 UNSAFE BUILDING **SEE ATTACHMENTS**

A complaint has been filed regarding the following plumbing violations observed during physical inspection by SFDBI inspectors.

Roof drainage damaged or plugged causing damage to the property

Code/Section: SFPC Chpt 1, 3, 4, 11

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

(628)652-3400

FILE BUILDING PERMIT WITHIN DAYS **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
 OBTAINT PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.
 CORRECT VIOLATIONS WITHIN 60 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.**

Hire State license contractor secure proper permits, make repairs and schedule inspection

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 INSPECT

CONTACT INSPECTOR: Michael J Allen

PHONE # (628)652-3400

DIVISION: PID

DISTRICT :

By:(Inspectors's Signature) _____



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202537632

OWNER/AGENT: KWAN KAREN PO
KWAN KAREN PO
146 VERNON ST
SAN FRANCISCO CA

94132

OWNER'S PHONE:

CONTACT NAME:

CONTACT PHONE:

COMPLAINANT: anonymous

DATE FILED: 14-MAY-25

LOCATION: 146 VERNON ST

BLOCK: 7086 LOT: 033

SITE:

RATING: OCCUPANCY CODE :

RECEIVED BY: Jackie Tran DIVISION: INS

COMPLAINT SOURCE: OTHER SOURCE

ASSIGNED TO DIVISION: CES

COMPLAINANT'S PHONE

DESCRIPTION: various plumbing issues. Group inspection

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
10-JUL-25	Anne Yu	CES	Per Michael Allen.ay

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
14-MAY-25	CASE OPENED	M ALLEN	CASE RECEIVED		Jackie Tran 14-MAY-25	INS
14-MAY-25	OTHER BLDG/HOUSING VIOLATION	M ALLEN	CASE UPDATE	case reviewed and assigned to PID per D Ledda-jt	Jackie Tran 14-MAY-25	INS
16-MAY-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	Office prep. PTS check reveals no active plbg permits. Last - gas house ext. 5/2014. group insp next week	Michael Allen 16-MAY-25	PID
20-MAY-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	Permit research - none. 2nd Attempted site insp. Group insp - n/a. (Prior n/a on Jan 9).	Michael Allen 20-MAY-25	PID



COMPLAINT DATA SHEET

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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
10-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	PM. Entry made. Occupant EMT assisted. Attempt Group inspection. Observed with limited access - poor conditions. Visible Interior structure concerns. Bathroom full of materials - appears non-useful. No access into kitchen & beyond. further access required for complete inspection of systems details. Conditions suggest Likely no Hot water & heating	Michael Allen 10-JUN-25	PID
13-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	NOV POSTED	On 6/10/2025 an inspection at this property and a roof drain appears to be clogged or defective causing serious property damage. The NOV to be posted 6/13/2025.	David Ledda 13-JUN-25	PID
13-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	FIRST NOV SENT	1st NOV issued by Michael Allen.ay	Anne Yu 13-JUN-25	INS
13-JUN-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	1st NOV mailed.ay	Anne Yu 13-JUN-25	INS
10-JUL-25	OTHER PLUMB VIOLATN	M ALLEN	FINAL WARNING LETTER ISSUEI	PTS check reveals no permit obtained. No info or contact. Final letter issued - forwarding to CES	Michael Allen 10-JUL-25	PID
10-JUL-25	OTHER PLUMB VIOLATN	M ALLEN	CASE UPDATE	FWL mailed and referred to Code Enforcement Section per Michael Allen.ay	Anne Yu 10-JUL-25	INS
10-JUL-25	OTHER PLUMB VIOLATN	M ALLEN	FINAL WARNING LETTER SENT	Final letter issued - forwarding to CES . no permit obtained - no info or contact	Michael Allen 10-JUL-25	PID
10-JUL-25	GENERAL MAINTENANCE	M ALLEN	REFERRED TO OTHER DIV	tranfer to div CES	Anne Yu 10-JUL-25	INS
11-JUL-25	GENERAL MAINTENANCE	G GLAM	CASE RECEIVED	Case Received in CES -ay.	Aylin Yavuz 11-JUL-25	CES
14-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCCONN	PERMIT RESEARCH	found no permit to comply with this NOV. Ok to send to Director Hearing on 8/5/25 - DMC	Declan McConn 14-JUL-25	CES
14-JUL-25	GENERAL MAINTENANCE	D MCCCONN	CASE UPDATE	case assigned to insp. D. McConn. mr	Melissa Reyes 14-JUL-25	CES
14-JUL-25	GENERAL MAINTENANCE	D MCCCONN	CASE UPDATE	prepared DH packet - sj	Susan Jew 14-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCCONN	CASE UPDATE	Went out to site to post Director Hearing notice and take pictures - DMC	Declan McConn 15-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCCONN	CASE UPDATE	Signed Affidavit and uploaded photos to file - DMC	Declan McConn 15-JUL-25	CES
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCCONN	CASE UPDATE	cert. mailed DH packet to owners - sj	Susan Jew 15-JUL-25	CES



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202537632

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
29-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Prep case for Director Hearing - DMC	Declan McConn 29-JUL-25	CES
01-AUG-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is granted a 30 day continuance as there are appealing the emergence order per email from MH. case will be go to the hearing on 10/7/25 - DMC	Declan McConn 01-AUG-25	CES
02-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	case is being moved to 10/21/25 so there will be 30 days from the date of Hearing to appealing the emergence order per MH - DMC	Declan McConn 02-SEP-25	CES
04-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	Per CES Supervisor direction (9/4/25), all enforcement actions for this address are on hold pending the outcome of the BIC appeal scheduled for 11/19/25. No further activity until the appeal is resolved. - DMC	Declan McConn 04-SEP-25	CES
05-SEP-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures and uploaded them to the case file - DMC	Declan McConn 05-SEP-25	CES
27-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 27-OCT-25	CES
05-JAN-26	OTHER BLDG/HOUSING VIOLATION	D MCCONN	CASE UPDATE	went out to site to get update pictures for up coming hearing and uploaded them to the case file - DMC	Declan McConn 05-JAN-26	CES

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)

13-JUN-25



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBI.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202532715

OWNER/AGENT: KWAN KAREN PO

MAILING

ADDRESS: KWAN KAREN PO
146 VERNON ST
SAN FRANCISCO CA
94132

DATE: 11-JUN-25

BUILDING TYPE: NA

USE TYPE: R3

LOCATION: 146 VERNON ST

BLOCK: 7086 LOT : 033

NOTICE TYPE: CA TASK FORCE

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
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- 1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.
- 2 PERMANENTLY REMOVE EXCESSIVE COMBUSTIBLE STORAGE (1001(d)(i)(k)HC)

146 Vernon Avenue.
The quantity of combustible items stored in this dwelling unit creates an unsafe fire load and increases the susceptibility to fire, thus causing a life hazard.
Permanently remove excessive quantity of combustible items stored throughout. Combustible storage includes but is not limited to cardboard boxes, papers, photographs, clothing, etc.
- 3 REMOVE EGRESS OBSTRUCTION (801,1001(l) HC)

In order to abate this violation the quantity of combustible storage must be significantly reduced and items must not be stored on, in, or directly adjacent to stove top, oven, heat vents, or stairway.
- 4 ELIMINATE UNSANITARY CONDITION 1306 & 1307 SFHC

Remove all items from the hallway and provide a clear unobstructed path of travel from the front door to other points of exiting including the rear door and windows in sleeping rooms.
During the process of reducing the volume of personal belongings within the unit, separate out and remove all trash/rubbish/food waste and properly store all perishables in order to eliminate existing rodent harborages and/or other sanitation violations.
- 5 PROVIDE SMOKE DETECTOR (908,911 HC)

Additionally, once the volume of stored items has been significantly reduced, clean and sanitize areas where trash/rubbish/perishables had once been stored, in order to prevent future rodent harborages and/or other sanitation violations.
- 6 CARBON MONOXIDE ALARMS IN EXISTING DWELLINGS OR SLEEPING UNITS (SEC 420.4.2)CBC (1001(d)HC)

Provide smoke detectors in every sleeping room and connecting hallway.
- 6 CARBON MONOXIDE ALARMS IN EXISTING DWELLINGS OR SLEEPING UNITS (SEC 420.4.2)CBC (1001(d)HC)

Install Carbon Monoxide Alarms (CO Alarms) as required.
Provide a CO Alarm in hallways by sleeping rooms.
Install CO Alarm per manufacturer instructions.
Only listed CO Alarms are approved.



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Housing Inspection Services Division

City and County of San Francisco

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(628) 652-3700 Fax: (628) 652-3709 Email: DBI.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

7 PROVIDE WATER SERVICE TO DWELLING UNIT
(1001(b)(5)HC)

8 PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM
CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 70
DEGREES F. (21 DEGREES C.). (701(a) HC)

9 INSPECTOR COMMENTS

10 INSPECTOR COMMENTS

COMPLAINT: 202532715

At time of inspection, there was no water service to this dwelling unit. Provide water service to this dwelling unit. Dwelling unit(s) must be provided heat capable of reaching 70 degrees farenheit at a point midway between the heating unit and the furthest wall in the habitable room. Heat shall be available 24 hours daily.

Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). Specify in the permit description of work the complaint number and the items that need a permit. This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Application and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s).

(NUISANCE (401(2) (1001(d) HC) This property has been deemed a nuisance.

It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibility to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b). If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 15 July 2025 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 628-652-3377

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



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OWNER/AGENT: KWAN KAREN PO
KWAN KAREN PO
146 VERNON ST
SAN FRANCISCO CA

94132

OWNER'S PHONE:

CONTACT NAME:

CONTACT PHONE:

COMPLAINANT: HIS/DBI

DATE FILED: 08-JAN-25

LOCATION: 146 VERNON ST

BLOCK: 7086 LOT: 033

SITE:

RATING: 1 Year OCCUPANCY CODE :R-3

RECEIVED BY: Anthony Lepe DIVISION: HIS

COMPLAINT SOURCE: CITY ATTORNEY TASK FOF
INSPECTION R-3

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE

DESCRIPTION: City Attorney task force inspection.

COMPLAINT TYPE : YES

INSTRUCTIONS:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	LEPE	6240		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
08-JAN-25	CASE OPENED	A LEPE	CASE RECEIVED		Anthony Lepe 08-JAN-25	HIS
09-JAN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	INSPECTION OF PREMISES MADE	Inspector Anthony Lepe attempted to perform an inspection on 1/9/2025 at 10:00 AM as part of a City Attorney Task Force at the subject property but was unable to gain entry because the property owner failed to provide access as requested.	Anthony Lepe 13-JAN-25	HIS
20-MAY-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	INSPECTION OF PREMISES MADE	Inspector Anthony Lepe attempted to perform an inspection on 5/20/2025 at 10:00 AM as part of a City Attorney Task Force at the subject property but was unable to gain entry because the property owner failed to provide access as requested.	Anthony Lepe 10-JUN-25	HIS



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202532715

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVIS
10-JUN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	INSPECTION OF PREMISES MADE	Present at the inspection were representatives of various CCSF departments and the owner. Inspector Anthony Lepe investigated the City Attorney Task Force Inspection of the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation to be issued, identified by Complaint Tracking #202532715.	Anthony Lepe 11- JUN-25	HIS
12-JUN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	FIRST NOV SENT	Reinspection 07/15/2025 01:30 PM.	Anthony Lepe 12- JUN-25	HIS
13-JUN-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	BLDG POSTED TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : 1;# of postings left on building: 1;Locations : Front Door;Unit #'s mailed posting: 1.	Anthony Lepe 16- JUN-25	HIS
15-JUL-25	OTHER BLDG/HOUSING VIOLATION	D MAK	REINSPECTION 1	Inspector D. Mak covering for Inspector A. Lepe. Neither Owner or Owner's Representative showed for scheduled re-inspection. Inspector Mak left contact information.	Danny Mak 15-JUL- 25	HIS
16-OCT-25	OTHER BLDG/HOUSING VIOLATION	D MAK	FINAL WARNING LETTER SENT	Reinspection 10/29/2025.	Anthony Lepe 16- OCT-25	HIS
29-OCT-25	OTHER BLDG/HOUSING VIOLATION	A LEPE	REINSPECTION 2	Inspector Anthony Lepe attempted to perform a reinspection on 10/29/2025 at 3:00 PM as specified on the FINAL WARNING LETTER issued on 10/16/2025, at the subject property but was unable to gain entry because the property owner/agent failed to provide access as requested.	Anthony Lepe 31- OCT-25	HIS

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)

11-JUN-25