

***Regular Meeting of the Building
Inspection Commission***

October 21, 2026

BIC Agenda Item 10a

Public Comment

Written public comment, Building Inspection Commission

To: Building Inspection Commission (dbi.commission@sfgov.org)
Meeting: Wednesday, October 21, 2026, 10:30 AM, City Hall Room 416
Agenda item: Item 6, Director's Report (248 Valley Street update)
Re: 248 Valley Street, Permit 202212239051
From: Kimberly Beal, 246 Valley Street, San Francisco, CA 94131

Good morning, President Alexander-Tut and Commissioners. My name is Kimberly Beal. I live at 246 Valley Street, next door to the construction at 248, with my husband and our two children, who are five and two. I spoke to you in August. I'm back because, two months later, absolutely nothing has changed for our family.

In March, the builder excavated unannounced, right up against our house. Our landlord was given no written notice that they would dig there, and neither were we, the residents. Whenever we asked the contractor about damage to the house, or about plans to keep us and our home safe, we were told to take our questions to the City.

On March 19, while they were digging, we felt it through our whole house. The next morning, we emailed the Department photos of a crack under the front corner of our house. That same day, the Department's inspector wrote "ok to pour" next door, with the special inspection still listed as "pending." The digging didn't stop. Six days later, the inspector wrote "ok to pour" again, with the special inspection still "pending."

The approved plans say a geotechnical engineer "shall observe footing and pier excavations before placement of reinforcing or concrete," and that those reports "shall be sent to the engineer and building official." In August, the Department wrote that it "has not yet received any special inspection reports or observation reports."

Since March, plaster has been coming down from our walls and ceilings almost constantly, in pieces and as dust, onto the floors where our children play and the pillows where they sleep. Before the construction began, we never saw plaster come down.

On July 22 the Department wrote that the new building is touching our home, and that separation was pending. Three months later, it still touches. On October 16 the Department reviewed a recent survey of the property line. We have asked the Department, the developer and the contractor for a copy several times. We still don't have it. The Department is relying on a survey that the family living right next door has never seen. No

one from the Department has ever told us, in writing, whether our home is safe for our children.

We are not asking for the project to stop. President Alexander-Tut, please put 248 Valley Street on your next agenda, with a written report that answers three questions. Was our landlord given the notice the code requires before the digging? Why did the digging and the pours go on after we reported the crack? And where are the engineer's observation reports and the special inspection reports?

We are a family trying to keep our children safe in our home. Thank you.

Kimberly Beal

246 Valley Street, San Francisco, CA 94131

October 20, 2026

Written public comment, Building Inspection Commission

To: Building Inspection Commission (dbi.commission@sfgov.org)
Meeting: Wednesday, October 21, 2026, 10:30 AM, City Hall Room 416
Agenda item: Item 6, Director's Report (248 Valley Street update)
Re: 248 Valley Street, Permit 202212239051; Complaint 202659695
From: Jeremy Beal, 246 Valley Street, San Francisco, CA 94131

Jeremy Beal, 246 Valley Street.

President Alexander-Tut, I'm asking the Commission to act: place 248 Valley Street on your next agenda as its own item, and direct the Department to bring a written staff report answering every line on this slide, with a date for each. Here is why.

Before this permit was issued, the Department's own plan checker wrote that part of the new retaining wall was still "within the influence zone of adjacent footing," and asked for "temporary shoring design." The shoring permit that followed requires special inspection of the shoring and the wood lagging. Neither has ever been recorded as done, and shoring can only be inspected while it is in the ground.

On March 23, while they were still digging, I wrote to the Department that the crack under our front corner was "actively growing during ongoing excavation," and I asked in writing for a structural inspection of our home. That was 212 days ago. It has not happened.

On July 22 the Department recorded "Observed building contact" and "Pending follow up on providing building separation." Then it recorded nothing on the contact for 86 days. The buildings still touch.

On August 4, two weeks before my wife and I last spoke to you, the Director wrote that staff would review and respond to my five specific building code requests, including measuring the contact and a structural inspection of our home. None have been answered. It has been 78 days.

In August you asked the Department for a follow-up. This is that follow-up, 63 days later. On October 16 an inspector visited. His own entry says the visit was "arranged with GC," the general contractor, and it records no measurement. We have not received the measurements or the photographs in writing. A second visit is set for October 23.

Residents' written requests have not gotten this work done. I'm asking you to require it: measure the contact at every floor, put it in writing, separate the buildings, and keep the

Department's word.

So, President Alexander-Tut, please place 248 Valley Street on your next agenda, and direct the Department to report in writing on every line on this slide, including a re-review of every closed complaint, with a date for each. Thank you.

Attached: the slide referred to above, "What the Department said, and what has happened," and "What we ask."

Jeremy Beal

246 Valley Street, San Francisco, CA 94131

October 20, 2026

What the Department said, and what has happened

Date	The Department's words, or our written request	Since then
Jul 31 2024	Plan check, before the permit issued: part of the retaining wall "still within the influence zone of adjacent footing. Please provide temporary shoring design."	Shoring permit issued Dec 5, 2025.
Dec 5 2025	Shoring permit special inspections required: "21A Shoring," "23 Wood lagging."	Neither recorded as done.
Mar 23	Our written request for a structural inspection of our home, made while excavation was underway next door.	Not answered. 212 days.
Apr 9	The Department, in writing: the inspector would "re-inspect the crack to ensure it is not the cause of structural issues."	No re-inspection recorded.
Jul 2	Complaint closed: "Building separation observed between adjacent buildings." We asked in writing five times for it to be corrected.	Still closed.
Jul 22	"Observed building contact." "Pending follow up on providing building separation."	Next entry 86 days later. Still touching.
Aug 4	The Director, in writing, on our July 23 letter (five specific building code requests, including measurement): staff would "review and respond."	None of the five answered. 78 days.
Aug 19	Minutes: "further inspection may be considered." The President requested a follow-up.	The follow-up comes today, 63 days later.
Oct 16	Entry: "picture taken observations made... request will be sent for a copy of said recent survey."	No measurements, photos or survey received.

Sources: plan-check log (NR26-6648 PPC p.83, entry 987, Jul 31, 2024); shoring permit 202510227848 special inspections (PTS); our written request of Mar 23, 2026 (in the Department's file, records production NR26-6448 p.1024); Department email to Jeremy Beal, Apr 9, 2026, 12:58 PM; Complaint Data Sheets 202658355 and 202659695; our written requests of Jul 16, 20, 21 and 23; Interim Director email, Aug 4, 2026; BIC draft minutes, Aug 19, 2026.

What we ask

- 1. Measure the contact at every floor, in writing, to the owner and to this Commission.**
- 2. State whether separation is still required. If not, state the code basis and the measurement, in writing.**
- 3. Provide the survey the Department reviewed on October 16.**
- 4. Show what was inspected during the excavation and shoring, and provide the geotechnical engineer's observation reports.**
- 5. Give the owner and residents the same notice of site visits as the contractor.**
- 6. Re-review every closed complaint on 248 Valley Street, by someone outside the chain of supervision that handled them.**
- 7. Place 248 Valley Street on your next agenda, with a written staff report.**

Source: The Department's entries on Complaint 202659695: July 22, 2026 ("Pending follow up on providing building separation") and October 16, 2026 ("site visit arranged with GC").

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Meeting: Wednesday, October 21, 2026, 10:30 AM, City Hall Room 416
Agenda item: Item 6, Director's Report (248 Valley Street update)
Re: 248 Valley Street, Permit 202212239051; adjacent property 244-246 Valley Street
From: David Cao, Owner, 244-246 Valley Street, San Francisco, CA 94131

Good morning, President Alexander-Tut and Commissioners. My name is David Cao. I am the owner of 244-246 Valley Street, next to the construction at 248 Valley Street. A family with two young children lives in my building, and another couple lives on the second floor. I am here today to protect my tenants, my property and my rights as the owner.

Since the end of June, the new building has been touching my house. On July 22, the Department wrote in its own record, "Observed building contact," and "Pending follow up on providing building separation." Three months later, the buildings still touch.

I have not agreed to this contact. Nothing may be done to my building without my written consent. I want this fixed, on the 248 Valley side. If there is a plan, please send it to me in writing, so an engineer representing my interests can review it.

The contractor is required to protect the neighboring buildings while working on the project, and to give the owner written notice before digging next to them. I did not receive any written notice before they excavated next to my building. I am asking the Department to make sure the law is followed.

On October 5, I wrote to the Department of Building Inspection, and I did not receive an answer. Then I wrote to the Director, David Kane, and I did not receive an answer. The October 16 inspection was arranged with the contractor. I have not received the measurements, the photographs, or the survey I asked for.

Since the construction began, the doors in my building stick more and more, and new cracks have appeared on the wall next to 248 Valley Street, especially since the excavation.

Today I ask for four things.

One: send me the full findings of the October 16 inspection, including the photographs.

Two: if the findings do not include it, measure the contact at every floor, and send me the measurements, photographs and survey in writing. My tenants have been asking for this

since July.

Three: separate the new building from mine, on the 248 side.

Four: President Alexander-Tut, please place 248 Valley Street on your next agenda, with a written report, until the buildings are separated.

Above all, I want my house and my tenants to be safe. Thank you.

My tenants helped me write this statement in English.

David Cao

Owner, 244-246 Valley Street, San Francisco, CA 94131

October 20, 2026