

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

October 21, 2026

BIC Agenda Item 3

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 3, General Public Comment
item:
Re: Who reviews complaints about the Department of Building Inspection's own
handling of a case (248 Valley Street, Permit 202212239051)
From: Jeremy Beal, 246 Valley Street, San Francisco, CA 94131

President Alexander-Tut, Commissioners. My name is Jeremy Beal. I live at 246 Valley Street, next to 248 Valley Street. I'm asking you to look at something not on your agenda: who reviews complaints about the Department of Building Inspection's own handling of a case. Twice on this project, the Chief Building Inspector decided how my complaints would come out before they were investigated.

On March 19 I filed a complaint that also described how my earlier complaints were being handled. It was assigned to the inspector whose handling it described as improper. On March 24 the Chief Building Inspector refused my request to reassign it. His internal email said, quote, "reassigning this case to a different inspector will not change the outcome." The next day the same inspector closed it, two days before its own scheduled inspection date.

On April 9, about the crack under our house, the Department wrote that the same inspector would "re-inspect the crack to ensure it is not the cause of structural issues." No re-inspection is recorded. On April 13 the Department wrote that my concerns about the inspector assigned to 248 Valley Street had been sent to the inspector's supervisor, the Chief Building Inspector and the Deputy Director. No one has contacted me about them since. That inspector is no longer with the Department. His closures on 248 Valley Street still stand.

On June 30 the Chief Building Inspector assigned a new senior inspector to meet with me and read over my emails. In that same email, he briefed the new senior inspector. He wrote that the inspectors already on the case "were out there and their actions were correct," and told him, "come see me and we can talk before you contact him." I am "him."

On July 2, two days after that email, this inspector closed my complaint that the buildings were in contact on three floors: "Building separation observed." On July 22, after visiting

the site on July 2, 14 and 21, the same inspector recorded on a new complaint: "Observed building contact." That was his last entry. The next entry on the contact came 86 days later, from a different inspector. The July 2 closure has never been corrected. More than one Department employee has apologized to me for how this has been handled.

Twice, the Chief Building Inspector put the outcome in writing before the investigation. He is also the official my concerns about the inspector were sent to. That is not an independent review.

I'm asking you to fix the process. Please direct the Department to report back to you in writing on two things: how complaints about an inspector's own handling are reviewed by someone with no part in the case; and the result of a re-review of every closed complaint on 248 Valley Street, by someone outside the chain of supervision that handled them. Thank you.

Jeremy Beal

246 Valley Street, San Francisco, CA 94131

October 20, 2026

Who reviewed the handling of my complaints

2026	The Department's own records	What followed
Mar 24	The Chief Building Inspector declines my request to reassign: "reassigning this case to a different inspector will not change the outcome."	Next day: closed by the same inspector, two days before its own scheduled date.
Apr 9	The Department, in writing: the same inspector would "re-inspect the crack to ensure it is not the cause of structural issues."	No re-inspection recorded.
Jun 30	The Chief Building Inspector, assigning a new senior inspector: "[the inspectors] were out there and their actions were correct... come see me and we can talk before you contact him."	"Him" is me.
Jul 2	Complaint closed: "Building separation observed between adjacent buildings."	Still closed.
Jul 22	"Observed building contact." "Pending follow up on providing building separation."	No notice of violation on any complaint.

Sources (records the Department produced): internal email, Mar 24, 2026, 11:25 AM (WO#4963 p.1699; NR26-7035 p.4864); Complaint 202653093, scheduled 3/27 AM (NR26-7035), abated 3/25; Department email to Jeremy Beal, Apr 9, 2026, 12:58 PM; internal email, Jun 30, 2026, 11:06 AM (WO#4963 p.111; NR26-7035 p.651), inspectors' names replaced with roles; Complaint Data Sheets 202658355 (Jul 2) and 202659695 (Jul 22).

Who reviewed the handling of my complaints

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Mar 24	The Chief Building Inspector declines my request to reassign: "reassigning this case to a different inspector will not change the outcome."	Next day: closed by the same inspector, two days before its own scheduled date.
Apr 9	The Department, in writing: the same inspector would "re-inspect the crack to ensure it is not the cause of structural issues."	No re-inspection recorded.
Jun 30	The Chief Building Inspector, assigning a new senior inspector: "[the inspectors] were out there and their actions were correct... come see me and we can talk before you contact him."	"Him" is me.
Jul 2	Complaint closed: "Building separation observed between adjacent buildings."	Still closed.
Jul 22	"Observed building contact." "Pending follow up on providing building separation."	No Department notice of violation on any complaint.

Sources (records the Department produced): internal email, Mar 24, 2026, 11:25 AM (WO#4963 p.1699; NR26-7035 p.4864); Complaint 202653093, scheduled 3/27 AM (NR26-7035), abated 3/25; Department email to Jeremy Beal, Apr 9, 2026, 12:58 PM; internal email, Jun 30, 2026, 11:06 AM (WO#4963 p.111; NR26-7035 p.651), inspectors' names replaced with roles; Complaint Data Sheets 202658355 (Jul 2) and 202659695 (Jul 22).

March 20: we reported a crack. That day: “ok to pour.”

Mar 20
10:11 AM

We email the Department photos of a crack at the front corner of our home.

Mar 20
Inspection

Building permit 202212239051,
reinforcing steel:

“...ok to pour. Pending SI/EOR”

Mar 26
Inspection

Building permit 202212239051,
reinforcing steel:

“...ok to pour. Pending SI/EOR”

Aug 7
Department

Inspection Services: it “has not yet
received any special inspection reports
or observation reports.”

SI/EOR: special inspection / engineer of record.



Mar 20, 2026, 10:14 AM, from our window:
new footings and rebar along our wall.

Sources: Building Inspection History, permit 202212239051, entries 03/20/2026 and 03/26/2026 (Department records); our email to the Department, Mar 20, 2026, 10:11 AM (NR26-7035 pp.4748–4749); Inspection Services email, Aug 7, 2026 (WO#4963 p.2077); photograph taken Mar 20, 2026, 10:14 AM (EXIF).

What the permit requires

Issued plan set BP 202212239051, sheet S1.0 (Structural Notes), section IV. FOUNDATION

IV. FOUNDATION

1. GEOTECHNICAL INVESTIGATION: PROJECT NO. 22-5072
EARTH MECHANICS CONSULTING ENGINEERS
360 GRAND AVENUE, SUITE 262
OAKLAND, CA 94610
(510) 839-0765
2. ALLOWABLE BEARING PRESSURES:
- | | |
|-------------------------------|--------------|
| DEAD AND LIVE LOAD..... | 2,000 psf |
| TOTAL LOAD..... | 3,000 psf |
| ACTIVE PRESSURE..... | 40 pcf |
| AT-REST PRESSURE..... | 40 pcf + 6H |
| SEISMIC PRESSURE..... | 40 pcf + 10H |
| PASSIVE PRESSURE..... | 250 pcf |
| COEFFICIENT OF FRICTION | 0.30 |
3. OVER EXCAVATION SHALL BE FILLED WITH ENLARGED OR THICKENED FOUNDATIONS.
4. ENGINEERED FILL SHALL BE COMPACTED BY MECHANICAL MEANS TO AT LEAST 90 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 LABORATORY TEST STANDARD.
5. CONTRACTOR SHALL PROVIDE ALL MEANS REQUIRED TO SAFELY RETAIN EARTH BANKS.
6. GEOTECHNICAL ENGINEER: SHALL OBSERVE FOOTING AND PIER EXCAVATIONS BEFORE PLACEMENT OF REINFORCING OR CONCRETE. FOOTING OBSERVATION AND COMPACTION REPORTS SHALL BE SENT TO THE ENGINEER AND BUILDING OFFICIAL. ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO REQUIRED SITE VISIT.
7. ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS.

Same sheet: DBI issue stamp and title block



Date:	10/23/24
Scale:	AS NOTED
Drawn By:	DD
Job No:	9325
Sheet	
S1.0	
Of 12 Sheets	

Source: "202212239051_ISSUED DWGS / ISSUED DOCS" (DBI issued plan set), PDF p.36 = sheet S1.0, Structural Notes IV.6 (Double D Engineering, dated 10/23/24; DBI stamp "Issued 11/26/2025")

Issued plan set BP 202212239051, sheet S1.1 (SFDBI Forms) - Special Inspection and Structural Observation form

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 248 VALLEY STREET APPLICATION NO. 2022 1223 9051 ADDENDUM NO. _____

OWNER NAME 248 VALLEY LLC OWNER PHONE NO. (_____) _____

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- | | | |
|---|---|---|
| 1. ☒ Concrete (Placement & sampling) | 6. ☐ High-strength bolting | 18. Bolts installed in existing concrete or masonry: |
| 2. ☒ Bolts installed in concrete | 7. ☐ Structural masonry | ☐ Concrete ☐ Masonry |
| 3. ☐ Special moment - Resisting concrete frame | 8. ☐ Reinforced gypsum concrete | ☐ Pull/torque tests per SFEBEC Sec. 507C & 515C |
| 4. ☒ Reinforcing steel and prestressing tendons | 9. ☐ Insulating concrete fill | 19. ☒ Shear walls and floor systems used as shear diaphragms |
| 5. Structural welding: | 10. ☐ Sprayed-on fireproofing | 20. ☒ Holdowns |
| A. Periodic visual inspection | 11. ☐ Piling, drilled piers and caissons | 21. Special cases: |
| ☒ Single pass fillet welds 5/16" or smaller | 12. ☐ Shotcrete | ☒ Shoring |
| ☐ Steel deck | 13. ☒ Special grading, excavation and filling (Geo. Engineered) | ☐ Underpinning; ☐ Not affecting adjacent property |
| ☐ Welded studs | 14. ☐ Smoke-control system | ☐ Affecting adjacent property: PA _____ not commence without a shoring permit, as earth shoring is deferred under a separate permit. |
| ☐ Cold formed studs and joists | 15. ☐ Demolition | 22. ☐ Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22) |
| ☐ Stair and railing systems | 16. ☐ Exterior Facing | 23. ☐ Others: "As recommended by professional of record" _____ |
| ☐ Reinforcing steel | 17. Retrofit of unreinforced masonry buildings: | |
| B. Continuous visual inspection and NDT (Section 1704) | ☐ Testing of mortar quality and shear tests | |
| ☐ All other welding | ☐ Inspection of repointing operations | |
| (NDT exception: Fillet weld) | ☐ Installation inspection of new shear bolts | |
| ☐ Reinforcing steel; and ☐ NDT required | ☐ Pre-installation inspection for embedded | |
| ☐ Moment-resisting frames | ☐ Pull/torque tests per SFBC Sec.1607C & 1615C | |
| ☐ Others _____ | | |
| 24. Structural observation per Sec. 1704.6 (SFBC) for the following: | ☒ Foundations | ☒ Steel framing |
| ☒ Concrete construction | ☐ Masonry construction | ☒ Wood framing |
| ☐ Other: _____ | | |
| 25. Certification is required for: ☐ Glu-lam components | | |
| 26. ☐ Firestops in high-rise building | | |

Prepared by: Don David - DoubleD Engineering, Inc. Phone: (415) 551-5150 ext. 102
Engineer/Architect of Record

Required information:
FAX: (_____) _____ Email don@doubledengineering.com

Review by: Joseph Chan Phone: (628) 652-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)



Source: "202212239051_ISSUED DWGS / ISSUED DOCS" (DBI issued plan set), PDF p.37 = sheet S1.1 (Double D Engineering, dated 10/23/24; DBI stamp "Issued 11/26/2025") · items 13 and 21 (Shoring) checked. Owner phone number blurred.

Source: Issued plan set for permit 202212239051: sheet S1.0 general note 6; sheet S1.1 special-inspection checklist.

What the Department wrote, August 7, 2026

WO#4963 eDiscovery, p.2077 - Inspection Services reply to the Sunshine unit, Fri Aug 7, 2026 11:03 AM

From: [Romero, Alejandro \(DBI\)](#)
To: [SunshineRequests, DBI \(DBI\)](#); [Blackshear, Czarina \(DBI\)](#); [Hasbun, Carmen \(DBI\)](#); [Kim, Bonnie \(DBI\)](#); [Samarasinghe, Giles \(DBI\)](#); [Wong, May \(DBI\)](#); [Wong, Suzanna \(DBI\)](#)
Subject: RE: NR26-6685: Two records requests of July 23, 2026, 248 Valley Street: determination now overdue
Date: Friday, August 7, 2026 11:03:00 AM

Hello,

We can only speak to the items highlighted below:

1. The Statement of Special Inspections for Permit Nos. 202212239051 and 202510227848.
2. All special inspection reports for either permit, including items 1, 4, and 13 for the building permit and items 21A and 23 for the shoring permit, and including the report dated July 7, 2026 referenced in the Department's July 14, 2026 inspection entry.
3. All Engineer of Record and structural observation reports for either permit.

Inspection Services has provided all available Special Inspection documents on file for permits 202212239051 and 202510227848. Inspection Services has not yet received any special inspection reports or observation reports for the assigned Special Inspection Requirements. The Special Inspection requirements for each permit remain as "incomplete" currently.

Inspections Services provided all available complaint records at our disposal and can not assist with items 4 and 5.

Thank you,

Alejandro Romero

Permit Tech II, Inspection Services

Department of Building Inspection

Source: DBI eDiscovery WO#4963 (Redacted), p.2077 · email of Fri Aug 7, 2026 11:03:00 AM from Inspection Services (Permit Tech II) re NR26-6685

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 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 (including our request to measure the contact): staff would "review and respond."	Contact still not measured. 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").

This morning: where the buildings meet



October 21, 2026, 8:29 AM

4th floor, front corner

The Department's entry, July 22, 2026:

“Observed building contact at siding on the 4th floor... Pending follow up on providing building separation.”

Three months later, no measurement has been given to the owner or the residents.

Source: photograph taken October 21, 2026, 8:29 AM (EXIF), unedited; DBI Complaint Data Sheet 202659695, entry 22-JUL-26.

Two entries, twenty days apart

July 2, 2026 — Complaint 202658355 — closed “CASE ABATED”

COMPLAINT STATUS AND COMMENTS						
DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
02-JUL-26	OTHER BLDG/HOUSING VIOLATION	[name omitted]	CASE ABATED	Site visit performed. No contact available on site. Building separation observed between adjacent buildings. Construction work occurring during allowable daytime hours. sk	[name omitted]	BID

July 22, 2026 — Complaint 202659695

COMPLAINT STATUS AND COMMENTS						
DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIVISION
22-JUL-26	OTHER BLDG/HOUSING VIOLATION	[name omitted]	CASE UPDATE	+Site visit performed. Observed building contact at siding on the 4th floor east side of 248 Valley St with the 4th floor front corner trim on the west side of building 246 Valley St. Notified both building owners of building contact. 248 Valley St is working on mitigating the building contact. Pending follow up on providing building separation. sk	[name omitted]	BID

Neither entry records a measurement.

Source: DBI Complaint Data Sheets: 202658355 (NR26-6448 IS p.13) and 202659695 (NR26-9204 IS pp.17–18), Department records productions.

The contact, fourth floor



The Department's July 22 entry: "Observed building contact at siding on the 4th floor east side of 248 Valley St with the 4th floor front corner trim on the west side of building 246 Valley St."

Filmed June 22, 2026. Sent to the Department and Planning June 25, 2026.

Source: Frames from a 16-second video filmed June 22, 2026, 5:34 PM; sent to DBI and Planning staff June 25, 2026 (in the Department's records production).

October 16: the next entry, 86 days later

October 16, 2026 — Complaint 202659695 — “CASE UPDATE”

“site visit arranged with GC todays visit is to observe and report on the contact mentioned between the two properties 248 & 244-246 valley reviewed approved plans (202212239051(in particular to S1 boundary survey recorded jan 7.2022 as doc-2022002101) and the most recent the most recent survey . picture taken observations made. request will be sent for a copy of said recent survey ...”

No measurement is recorded.

**The entry records a request for a copy of the survey it reviewed.
The complaint remains open.**

Planning: construction is DBI's to manage

CHAN.pdf, p.18 - reply from the Zoning Administrator (Planning), Jul 3, 2026 9:21 AM

Teague, Corey (CPC) <corey.teague@sfgov.org>

Fri, Jul 3, 2026 at 9:21 AM

To: Jeremy Beal <[REDACTED]>, "Watty, Elizabeth (CPC)" <elizabeth.watty@sfgov.org>, "Lamarre, Julie (BOA)" <julie.lamarre@sfgov.org>, "Longaway, Alec (BOA)" <alec.longaway@sfgov.org>, [REDACTED] <[REDACTED]>, "Birmingham, Kevin (DBI)" <kevin.birmingham@sfgov.org>, "Greene, Matthew (DBI)" <matthew.greene@sfgov.org>

Cc: "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>

Jeremy,

My responses to your Planning-related questions are basically the same as we discussed on the phone on 6/25. As we discussed, I'm sorry to hear about the difficulties with the contractors working on the adjacent project, and I can understand how challenging that can be. However, the Planning Department generally has no authority to address that specific issue. Management of the construction site and process is primarily under the purview of DBI and I know you are working with them separately on that and other issues. But regarding the Planning-specific issues:

“Management of the construction site and process is primarily under the purview of DBI.”

Source: Email from the Zoning Administrator (SF Planning), July 3, 2026, 9:21 AM — CHAN.pdf p.18 (Department records). Private addresses blurred.

The permit's own description

NR26-6448 "248 VALLEY ST - RMD" production, p.2 - DBI permit face (OFFICIAL COPY), BP 202212239051

248 VALLEY ST Parcel (Block/Lot): 6614/015 Form: 3 - ADDITIONS, ALTERATIONS OR REPAIRS Full Permit	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION PERMIT 	Application #: 202212239051 Issued: 11/26/2025 Expires: 11/05/2029 Printed: 11/26/2025				
<table><tr><td><u>Parcel</u></td><td><u>Address</u></td></tr><tr><td>6614/015</td><td>248 VALLEY ST</td></tr></table>	<u>Parcel</u>	<u>Address</u>	6614/015	248 VALLEY ST		
<u>Parcel</u>	<u>Address</u>					
6614/015	248 VALLEY ST					

Same page - Scope of Work (Project Contact block omitted)

Scope of Work
RENOVATION & VERTICAL & HORIZONTAL EXPANSION TO (E) SINGLE FAMILY RESIDENCE. DEMOLISH 1 STORY DETACHED GARAGE AT REAR YARD. FULLY SPRINKLER BUILDING UNDER SEPARATE PERMIT. EXCAVATION MUST NOT COMMENCE WITHOUT A SHORING PERMIT, AS EARTH SHORING IS DEFERRED UNDER A SEPARATE PERMIT.

Source: DBI Records Management production "248 VALLEY ST - RMD.pdf" (NR26-6448 download, Jul 2026), p.2 - Building Permit 202212239051, Issued 11/26/2025 (printed 11/26/2025) · Scope of Work

Source: Building permit 202212239051, official copy — NR26-6448 "248 VALLEY ST - RMD" production, p.2.

How long: days as of October 21, 2026

2026

Days

Jan 27	Demolition begins at 248 Valley (Air District records).	267
Feb 10	Air District Notice of Violation A64989: "A) Failure to Notify. B) No Survey/Sampling."	253
Mar 23	I ask the Department in writing for a structural inspection of our home.	212
Jun 22	We film the buildings touching. Sent to the Department June 25.	121
Jul 2	Complaint closed: "Building separation observed between adjacent buildings."	111
Jul 16	We ask in writing that the contact be measured and recorded.	97
Jul 22	"Observed building contact... Pending follow up on providing building separation."	91
Aug 7	Inspection Services "has not yet received any special inspection reports or observation reports."	75
Aug 19	We speak at this Commission. The President asks for a follow-up.	63
Oct 16	Next entry on the complaint. No measurement recorded.	5

Source: Air District NOV A64989 and records; DBI Complaint Data Sheets 202658355 and 202659695; Inspection Services email Aug 7, 2026 (WO#4963 p.2077); our dated written requests in the Department's records productions; BIC 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").