Regular Meeting of the Building Inspection Commission

October 21, 2026

BIC Agenda Item 3

Public Comment - #2

This is a specific nightmare experienced by the Beal Family and their landlord, but is well illustrated by the facts which the BIC should consider more broadly.

248 Valley Street was approved as Tantamount to Demolition under the prior Planning Code Section 317 by the Planning Commission in November 2023 as a Conditional Use Authorization (CUA).

The entitlement was sold by the original project sponsor.

The Building Department treated this as an Alteration and only required Form 3, not Form 6, even though less than half of one wall of the original house was retained.

Form 6 is an Application for a Demolition Permit. A Demolition Permit triggers greater scrutiny including DBI Information Sheet S-04.

The Building Code has no definition of Demolition. It has a definition of a "Violation" at Section 103.A.3.2, but a Violation only can occur during the work, not before.

The Building Code relies on a standard dictionary definition for what is not defined in the Building Code. The word "Tantamount" means *"the same as"* or *"equivalent to"*.

Therefore a TTD project approved by the Planning Commission should be reviewed by DBI as a Demolition, not as an Alteration.

A CUA can **only** be appealed to the Board of Supervisors.

The Planning Commission does not deal with structural issues or any physical impacts or potential damage to adjacent properties at a CUA hearing.

Some older permits once issued are appealable to the Board of Appeals which can impose requirements such as monitoring and measuring the impacts of construction on adjacent properties although that has been fundamentally eliminated by AB 1114. But never those projects that received a CUA, which all projects deemed Tantamount to Demolition are required to have under the Planning Code.

Adjacent property owners and occupants need to be granted some input or recourse from DBI and/or Planning in the review of major projects that could have impacts, particularly if the impacts are potentially profound as would be in any Demolition and major new construction, particularly on our lot line to lot line housing.

This is a commonsense issue that needs to be dealt with by the BIC, DBI, Planning Staff and the Planning Commission.