

*Regular Meeting of the
Building Inspection Commission*

February 18, 2026

Agenda Item 11



**BUILDING INSPECTION COMMISSION (BIC)
Department of Building Inspection (DBI)**

REGULAR MEETING

Wednesday, January 21, 2026 at 10:30 a.m.

City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416

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PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2663 737 7700

DRAFT MINUTES

1. Call to Order and Roll Call.

The regular meeting of the Building Inspection Commission was called to order at 10:35 a.m., and a quorum was certified.

COMMISSION MEMBERS PRESENT:

Alysabeth Alexander-Tut, **President**
Catherine Meng, **Vice President, Excused**
Dan Calamuci, **Commissioner**
Judy Lee, **Commissioner**
Lindsey Maclise, **Commissioner**
Bianca Neumann, **Commissioner**
Kavin Williams, **Commissioner**

Sonya Harris, **Secretary**

D.B.I. REPRESENTATIVES:

Patrick O’Riordan, **Director**
Christine Gasparac, **Assistant Director**
Alex Koskinen, **Deputy Director, Administrative Services**
Tate Hanna, **Legislative & Public Affairs Manager**
Megan Wall Shui, **Principal Data Analyst**

CITY ATTORNEY REPRESENTATIVE:

Robb Kapla, **Deputy City Attorney**

2. President's opening remarks.

President Alexander-Tut gave the following remarks:

- Happy 2026 and Happy New Year! This is our first meeting of the year.
- The budget process is starting today and just for everyone's information, the Commission will be hearing the budget today and on February 11th there will also be a Special Budget Meeting. Comments and input are welcome prior to the BIC recommending the budget to the Board of Supervisors.
- The Mayor's Office has announced a future ballot measure and movement to combine the Permit Center, DBI, and Planning into one department. As the BIC learns more, information will be shared with the public, and any legislation or ballot measures are likely to come before the Commission for recommendation depending on the format and those will have an opportunity for public input as well.
- President Alexander-Tut acknowledged that there were a number of people in the audience, so she kept her comments brief.

There was no public comment.

3. General Public Comment: The BIC will take public comment on matters within the Commission's jurisdiction that are not part of this agenda.

- Mr. Brendan Kareen representing IBEW Local 6 in San Francisco commented on the proposed state legislation related to heat pumps. This legislation purports to serve the greater good of our city by "authorizing a synchronous inspection for installations of residential heat pump water heaters or HVAC systems as defined that do not require a Licensed Contractor and Building Inspector to be simultaneously present during the inspection." Furthermore, we understand there are rumors to allow a push for virtual inspections of heat pump installations and this is dangerous on at least three levels: 1) Exposes the customer and their neighbors to potential substandard and possibly dangerous installations. Requiring contractors or representatives to be present calls for a certain level of consumer protection. Incomplete or faulty installations are detected by the Inspection department and communicated directly to the contractor or their representative verbally and in writing, which creates a paper trail to ensure the customer what they paid for, namely a Code compliant installation. 2) It puts neighboring properties at risk due to damage from an improper installation, and the lack of follow through by unscrupulous contractors. 3) It erodes the authority of the Inspection services provided by the Building, Electrical, and Plumbing departments and their vitally important role in establishing clear and enforceable standards for the built environment. San Francisco needs a properly regulated construction industry that provides for the highest level of public safety.
- President Alexander-Tut stated that it was good to hear from Labor, and asked Director O'Riordan if the Commission could be notified as the legislation goes through this process.
- Director O'Riordan responded that he and staff would notify the BIC.
- Mr. Neil Meerani said that Director O'Riordan thanked him for praising Bernedette Perez' work during the April 2022 meeting. He is a resident of 2025 Van Ness Avenue, and he has

called DBI off and on since 2009 and Inspectors have come to his apartment/building 15 to 18 times. Since June 2022, he has had challenges scheduling building inspections and he has sent multiple emails. Mr. Meerani filed a complaint on 9/22/25 and the inspection occurred on 12/30/25, 3 weeks ago after 3 ½ months. He sent numerous emails to multiple DBI staff members (mentioned Matthew Greene, Christine Gasparac), asking why this is going on, and wondered why his complaints have taken weeks while other people in the neighborhood's complaints are responded to within a couple of days and he did not get any response. Mr. Meerani alleged that inspectors recently have been hostile and rude to him during the inspection. He has had some bizarre and unusual inspections and one inspector said he filed too many complaints, when the reality is there were 13 Notices of Violation (NOV) issued by DBI, which he is thankful for. There have been a lot of problems, and the landlord is a serial violator of the Housing Code. He has included President Alexander-Tut and Secretary Harris on the emails also to see why his complaints have taken weeks, and there has been no response from DBI. He said he loved the department and previously had a good working relationship with Joe Duffy who was helpful. In 2021, he alleged that Inspector Grady said he thought all of his colleagues were corrupt. Mr. Meerani informed Director O'Riordan and former Deputy Director Duffy and they took action, but he was not sure what was done. Another inspector said he found it strange some inspectors were treated differently. It should not take weeks and months for DBI to reply to a legitimate tenant complaint. A rain leak in his building's lobby in 2021 was reported and he slipped and fell in 2021 – 2023, and DBI issued a Notice of Violation in 2023.

- A public member stated that he had complaints from 2024 – 2025 and none of them have been addressed. He was constructively evicted from a 23 year old rent controlled apartment at the age of 68 due to issues of habitability, and said due to the help of DBI he is now homeless. There has been no response to his complaints and he sent a complaint yesterday that there was a loud, drone humming noise coming through the wooden building frame. It was so loud he could not be inside of his apartment, and there are powerful electric current and noise vibrations; He is being exposed to an enormously painful, threatening electric current that never stops running. The ground is thumping and his internal organs are forced into the rhythm of the mechanics and everything is vibrating so fast that all solids are forced out of his body, so he cannot rest, eat or sleep inside of an apartment that is coursing with electrical power. The constant forced stimulation has caused his heart to race and he is on heart medication, but did not have any previous conditions. The hard edge electronic tone makes the apartment completely averse to human activity. The rumbling and reverberating of high pressure, low frequency sound waves is splitting his eardrums. When the complaints brought no response after 3 years, he contacted the Federal authorities and alleged that directed the FBI to ask former Mayor Breed to issue a directive to DBI to “clean up their act”. The way DBI cleaned up their act was by eliminating proof, so attachments or videos on the complaint form were eliminated. There is no longer a block to put your complaint information but just a line so you do not get proof of what you stated. If he did not say what was happening, no one would know and he is being electrocuted and it is called sick building syndrome, which is recognized by the WHO and the EPA and OSHA, but not DBI. Three people in the building with pre-existing conditions have died since this has started – The walls and floors are vibrating for hours and you cannot do anything but run. The first time he had to run out of the building it was 12:30 a.m. and he was extremely traumatized.

4. Director's Report.

a. Director's Update [Director O'Riordan]

Director O'Riordan provided the following update:

- In Mayor Lurie's State of the City address last week, he announced the merging of the Department of Building Inspection, the Planning Department and the Permit Center into one department.
- The goal is to create a more coordinated, accountable and transparent permitting process with an improved customer experience.
- This merger is the next step forward in DBI's long journey.
- He believes this is a smart move that will ultimately result in a smoother, more consistent, more efficient permitting process.
- But we have a lot of work to do to make this a transition a success.
- MIS, the team that manages our computers, network and the online Permit Tracking System, will be the first DBI team to integrate with Planning to enable better collaboration.
- This change is expected to occur in the coming weeks.
- From there, DBI will have many, many details to work through and understand that the City's voters will need to approve the combining of these departments as well.
- The department will provide you with more information as it becomes available and look forward to working with the BIC on this change in the months ahead.

b. Update on PermitSF shot clocks.

Ms. Megan Wall Shui, Principal Data Analyst, gave an update on PermitSF shot clocks and presented the following points:

- PermitSF Shot Clocks
- Building Permit Issuance
- Completeness Check and Plan Review

c. Update on proposed or recently enacted State or local legislation.

Legislative Affairs Manager Tate Hanna gave a presentation and discussed the following items:

File No. 250811 – Ordinance amending building permit and building permit application expiration timelines. The BIC unanimously recommended approval. The ordinance was heard by the Land Use and

Transportation Committee on December 1, 2025, receiving a positive vote of 2-1. The ordinance then moved before the full Board, where it received a positive vote of 6-4. The ordinance was then signed by the Mayor on December 23, 2025, and will take effect on June 21, 2026.

File No. 251024: Ordinance creating a permitting process for Hydrogen-Fueling Station equipment installation. The ordinance was heard by the Land Use and Transportation Committee on January 12, 2026, where it received a unanimous vote of approval. The ordinance is pending a hearing at the full Board.

SB 222 – Senator Weiner’s legislation regarding HVAC water systems.

d. Update on DBI’s finances.

Mr. Alex Koskinen, Deputy Director, Administrative Services, gave an update on DBI finances and provided the following items:

Fiscal Year 25 – 26 Finance Update

Fiscal Year 25 – 26 Revenue

Fiscal Year 25 – 26 Expenditures

Fiscal Year 25 -26 Permit Volume and Valuation

Mr. Koskinen mentioned that DBI has budget conservatively and there is good news for fees next year.

There was no public comment on the Director’s Report items 4a – d.

5. Discussion and possible action on the proposed budget of the Department of Building Inspection for fiscal years 2025/2026 and 2026/2027.

Mr. Alex Koskinen, Deputy Director, Administrative Services, gave an update on DBI finances and provided the following items:

DBI Proposed Budget and Fees FY 2026 – 2027 and FY 2027 – 2028

- DBI Budget Planning
- DBI Budget Schedule
- DBI Organizational Structure
- DBI Financial Structure
- Financial History and Forecast
- Changes to DBI’s Budget
- DBI FY 26-27/27-28 Budget Proposal Overview
- Proposed Budget
- DBI Initiatives (Non-Labor)
- DBI Initiatives (Labor)
- Fees Overview

- Fee Adjustment and Cost Recovery Plan
- DBI Reserve Funds

Public Comment:

- A public member said that there is no budget for new tools and DBI does not have a budget for tools that got him out of his apartment. What happens in wood frame buildings. He alleged that Senior Inspector Luis Barahona told him that DBI does not have equipment. A 23-year old rent control tenant has lost his apartment, and the budget is a problem if it does not have new tools. A DBI Inspector said that he did not hear the sounds and others have earplugs.
- A public member spoke with the assistance of a Chinese-speaking interpreter and stated that she lives in an SRO in Chinatown. The Single Room Occupancy (SRO) Collaborative and Code Enforcement Outreach Program (CEOP) helped give her resources, and she thanked the Commission for their long-term support. She said if DBI makes any changes to the budget to please contact them, because they rely on the services of the CEOP Program and SRO Collaborative.
- Ms. Ichin Mai (*Apologies if the speaker's name was spelled incorrectly.*) stated that the SRO Family Collaborative helped her. Ms. Mai said that she and her 14-year old son live in a cramped space and cannot fit a twin size bed. They need help from the SRO Collaborative and CEOP programs. She thanked the BIC for their support on behalf of the budget. Requested to please keep them informed if there are any changes to the budget to cut programs.

Commissioner's Questions and Comments:

There was an extensive question and answer discussion and following are some of the questions.

- Commissioner Calamuci stated that the Department of Building Inspection (DBI) is an Enterprise department, which generates our own money. The Mayor has proposed \$400M in cuts, so how does it work for DBI since it is not a General Fund department?
- Deputy Director Koskinen said that the \$400M in cuts are General Fund reductions and does not apply to DBI.
- Commissioner Maclise asked where the public comment fits in the budget discussion.
- Mr. Koskinen said that on page 12 there is a line item for \$4M (\$3M for the SRO Collaborative and \$1.7M for the CEOP Program)
- Commissioner Williams stated regarding the proposed merger of DBI, Planning, and the Permit Center, he wondered how the Planning Department's finances were?
- Mr. Koskinen said that Planning is a General Fund department and he is not sure if they are recovering their costs. The Planning department charges impact fees.
- Commissioner Williams said if the departments consolidate, would this departments' surplus become part of an aggregate surplus?
- Mr. Koskinen stated that is to be determined. The Human Resources department serves the Planning and Building departments, so it would probably move into one. They can only change costs for up to the cost of services.
- Commissioner Calamuci asked about the Residential Code and licenses reduction of 11.1%.

- Mr. Koskinen said that there was a ballot measure 2 years ago that created an empty home tax. The Treasurer & Tax Collector’s office worked with DBI to come up with applicable addresses. Apartment license fees were not being changed, but the cost is now shared by additional addresses, so this is why the cost went down.
- Commissioner Lee asked if Community Based Organizations (CBOs) would get a Cost of Living Adjustments (COLA)?
- Mr. Koskinen said that the department is asking for applicant proposals to escalate this. When grants are awarded and contracts are issued this can be escalated.
- President Alexander-Tut thanked Mr. Koskinen for the excellent budget presentation. She asked questions and Mr. Koskinen provided answers regarding the following items:
 - Abatement Appeals Board (AAB) fees and hourly rates
 - MIS staff being moved to the Planning Dept. via a work order.
 - Clarification on the PermitSF position.
 - In previous years the Commission asked if the Commission Secretary position could be aligned with other boards and commissions. BIC would like to make recommendation for the BIC Secretary position to be in the 09 series.

6. Commissioner’s Questions and Matters.

- a. Inquiries to Staff. At this time, Commissioners may make inquiries to staff regarding various documents, policies, practices, and procedures, which are of interest to the Commission.**

Commissioner Calamuci said that he had some questions regarding OpenGov and the Contractors State Licensing Board (CSLB). He asked if staff thought this should be a formal discussion item. Could DBI certify if a contractor was “exempt”, and could they show what that means. He mentioned what if a contractor said they have no employees.

Mr. David Kane, Deputy Director of Permit Services, said that the current process is the Permit Technicians check the CSLB website, and staff have been assured that OpenGov would check this as well. Mr. Kane said that he could double check the language being used. The first phase of the roll out will be smaller permit scope of work. Maybe staff could report on this as a regular item.

- b. Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Building Inspection Commission.**

Secretary Harris stated that there would be a Special Meeting on February 11, 2026 and a Regular Meeting on February 18, 2026.

7. APPEAL PURSUANT TO SECTIONS 77.3 & 77.5 OF THE SAN FRANCISCO ADMINISTRATIVE CODE REGARDING 146 VERNON STREET [DISCUSSION AND POSSIBLE ACTION]

Appellant Karen Kwan appeals Director Patrick O’Riordan’s determination, pursuant to Section 102A.16 of the San Francisco Building Code, to issue Emergency Order 111234-E dated June 24, 2025 concerning 146 Vernon Street.

- a. Presentations by parties.**
- b. Public comment.**
- c. Party rebuttals.**
- d. Commissioner questions.**
- e. Deliberation and possible action by the Building Inspection Commission.**

The Appellant, Ms. Karen Kwan, requested that her appeal be continued, and the Commission granted the request, and stated that the appeal would be heard at the next Regular BIC Meeting.

President Alexander-Tut made a motion, seconded by Commissioner Lee, to grant the continuance of the appeal to the next Regular BIC Meeting.

There was no public comment.

Roll Call Vote by Commission Secretary Harris:

President Alexander-Tut	Yes
Vice President Meng	Excused
Commissioner Calamuci	Yes
Commissioner Chavez	Yes
Commissioner Maclise	Yes
Commissioner Neumann	Yes
Commissioner Williams	Yes

The motion carried unanimously.

RESOLUTION NO. BIC 001-26

- 8. Review and approval of the minutes of the Regular Meeting of December 17, 2025.**

President Alexander-Tut made a motion, seconded by Commissioner Neumann, to approve the minutes of the Regular Meeting of December 17, 2025.

The motion carried unanimously.

RESOLUTION NO. BIC 002-26

- 9. Discussion and possible action on the annual performance evaluation for the BIC Secretary.**
 - a. Public Comment on all matters pertaining to the Closed Session.**

There was no public comment.

- b. Possible action to convene a Closed Session.**

Commissioner Alexander-Tut made a motion, seconded by Commissioner Williams, to convene a Closed Session.

The motion carried unanimously.

RESOLUTION NO. BIC 003-26

The Closed Session was convened at 12:24 p.m.

c. CLOSED SESSION: Pursuant to Government Code Section 54957(b) and the San Francisco Administrative Code Section 67.10(b).

Secretary to the Building Inspection Commission – Ms. Sonya Harris

d. Reconvene in Open Session to vote on whether to disclose any or all discussions held in Closed Session (Administrative Code Section 67.10(b)).

The Closed session reconvened at 12:40 p.m.

President Alexander-Tut made a motion, seconded by Commissioner Neumann, to reconvene and not disclose any or all discussions held in Closed Session.

The motion carried unanimously.

RESOLUTION NO. BIC 004-26

President Alexander-Tut stated that on behalf of the Commission they wanted to extend their gratitude for Secretary Harris' hard work, consistency, and taking the bumps in the road in stride and never deviating from the level of service provided to the Commissioners and the public.

Secretary Harris thanked the Commissioners and stated that she appreciated the acknowledgement.

10. Adjournment.

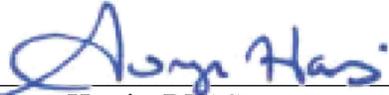
President Alexander-Tut made a motion, seconded by Commissioner Lee, to adjourn the meeting.

The motion carried unanimously.

The meeting was adjourned at 12:44 p.m.

RESOLUTION NO. BIC 005-26

Respectfully submitted,



Sonya Harris, BIC Secretary