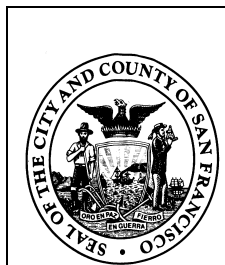


***Regular Meeting of the Building
Inspection Commission***

March 18, 2026

Agenda Item 14

Minutes of February 18, 2026



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

REGULAR MEETING

Wednesday, February 18, 2026 at 10:30 a.m.

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

Watch SF Cable Channel 78/Watch www.sfgovtv.org

WATCH: <https://bit.ly/3NXSCqG>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2664 011 5471

DRAFT MINUTES

1. Call to Order and Roll Call.

The regular meeting of the Building Inspection Commission was called to order at 10:32 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, Excused**
Bianca Neumann, **Commissioner**
Kavin Williams, **Commissioner**

Sonya Harris, **Secretary**

D.B.I. REPRESENTATIVES:

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

CITY ATTORNEY REPRESENTATIVE:

Robb Kapla, **Deputy City Attorney**
Jesse Mainardi, **Deputy City Attorney**

2. President’s opening remarks.

President Alexander-Tut wished everyone a Happy Lunar New Year and a blessed start to Ramadan and Lent for those who are celebrating. There is also big news that this is the second to the last meeting with Director O’Riordan who will be retiring in March, and the BIC will be doing a recognition. She quipped that she still hoped he would move the date out a few years. President Alexander-Tut recognized the DBI staff for their work in the coming weeks as they are working extra hard during the rains; Literally “when it rains, it pours” at the Building Department since more complaints come in especially in Housing Inspection as our infrastructure is tested to the limit. The Commission does not have any new news on the Charter amendment or PermitSF, but are hoping to have updates in March or April.

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. Dratler presented a PowerPoint requesting DBI revoke or suspend the \$170 million NEMA tower building permit. Mr. Dratler believes the building permit was finalized in error and should be revoked or suspended because the building permit for the 719-unit apartment building only has a single DBI field inspection. Mr. Dratler also questioned how the building permit could be finalized by DBI with two open shoring permits with a value in excess of \$7 million. Mr. Dratler commented the \$1 million revision of the \$170 million permit was finalized by the Fire Department and not the Department of Building Inspection. Mr. Dratler asked the Building Inspection Commission to address this problem and not ignore the problem.

Mr. Christopher Schroder presented a PowerPoint presentation and slides and discussed a Whistleblower complaint that was filed. He stated that he was an inspector for 20 years and was harassed and alleged that other inspectors are also.

4. Discussion and possible action to elect BIC President and Vice-President.

Secretary Harris stated that all Commissioners were not present at the meeting, but it was up to the board as to how they would like to proceed.

President Alexander-Tut said that it has been the custom to have a full quorum during elections, as the BIC would also like to fill vacancies on the subcommittees but she left it up to the Board.

Commissioner Williams said that he was happy with continuing the items until March as was done with the earlier Abatement Appeals Board (AAB) meeting.

Commissioner Williams made a motion, seconded by Commissioner Lee, to continue agenda items 4, 5, and 6 to the March BIC meeting with the current Officers continuing in their roles.

There was no public comment.

Roll Call Vote by Commission Secretary Harris:

President Alexander-Tut	Yes
Vice-President Meng	Yes

Commissioner Calamuci	Yes
Commissioner Lee	Yes
Commissioner Maclise	Yes
Commissioner Neumann	Yes
Commissioner Williams	Yes

The motion carried unanimously.

RESOLUTION NO. BIC 006-26

5. Discussion and possible action to appoint Commissioners to serve on the Litigation Subcommittee.

Agenda item 5 was continued to the March BIC meeting.

6. Discussion and possible action to appoint Commissioners to serve on the Nominations Subcommittee.

Agenda item 6 was continued to the March BIC meeting.

7. Director’s Report.

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

Director O’Riordan provided the following update:

- I have several important updates today.
- First, as you know, I am retiring on March 20 after 26 years with DBI as a building inspector, a senior inspector, a division chief and department director.
- In my time, I conducted 23,750 building inspections on structures of every shape and size throughout San Francisco, from iconic downtown towers to townhomes for seniors to new arts and sports venues.
- But the highlight of my career has been leading the people in this department for the past six years.
- During that time, we made great progress in reducing permitting times, professionalizing our business operations and enacting departmental reforms.
- DBI provides better, more efficient service today than we did six years ago and I really want to give our staff credit for embracing the many changes that made this possible.
- I am especially proud of our efforts to realign the values and priorities of DBI to meet the needs and expectations of the public.

- I want to thank this commission and each of you as individuals, for your consistent support, smart questions and thoughtful leadership.
- I will be leaving DBI in good hands. Starting March 21, Permit Services' David Kane will serve as the interim DBI director until a permanent leader is hired.
- Please join me in welcoming David to his new role and, again, thank you for being such excellent partners for the past six years.
- Next, I'm happy to report that after many months of development and testing, the new PermitSF digital permitting portal launched last Friday.
- Five permit types are now available through the online portal, including: door, window and siding replacement, fire alarms, sprinklers and other fire suppression systems.
- Applicants can just create an account and they can apply for these permits online at anytime from anywhere.
- This is an important step for DBI and San Francisco but it is only the first step towards bringing the entire permitting system online.
- The PermitSF team expects to announce additional permits available through the portal in April. Stay tuned

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
- PermitSF Portal

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

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

- File No. 251024 – Ordinance creating a permitting process for Hydrogen-Fueling Station equipment installation.
- File No. 260118 – Ordinance extending, through June 30, 2027, the first-year free program. The ordinance was introduced on February 3, 2026 and referred to the Building Inspection Commission for review.

2026 State Legislative Calendar

- Feb. 20 – Last day for bills to be introduced
- Mar. 26 – Spring Recess begins
- April 6 – Legislature reconvenes
- Last day for policy committees to hear and report fiscal bills to the Appropriations committee in their house
- Last day for policy committee to hear and report non-fiscal bills introduced in their house

d. Update on DBI’s finances.

Deputy Director of Administration and Finance Alex Koskinen gave an update on DBI’s finances and discussed the following items:

- Fiscal Year 25-26 Financial Update
- Fiscal year 25-26 Revenue
- Fiscal year 25-26 Expenditures
- Fiscal Year 25-26 Permit Volume and Valuation

There was no public comment on the Director’s Report items 7a – d.

8. Discussion and possible action on the Implementation of AB-093 Green Building Codes and associated forms updated to the 2025 Code.

Mr. Barry Hooper of the San Francisco Department of the Environment said that he had the privilege of collaborating with the Building Department on the development and implementation of Green Building requirements, both state and local.

The matter before the Commission was an update to Administrative Bulletin 093. Mr. Hooper referenced a slide regarding a set of regulations to tell permit applicants what is required in S.F. both in terms of local and state codes that relate to Green construction.

Since the 2025 codes are in effect, it is necessary to update the bulletin and associated forms to track complaints with Green Building requirements. AB-093 has received support from the full Code Advisory Committee (CAC) and the Green Building Subcommittee, and it contains references to the updated current codes and relevant websites.

President Alexander-Tut thanked Mr. Hooper for the presentation.

There was no public comment.

President Alexander-Tut made a motion, seconded by Commissioner Neumann, to approve the implementation of AB-093 Green Building Codes and associated forms updated to the 2025 Code.

There was no public comment.

Roll Call Vote by Commission Secretary Harris:

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

The motion carried unanimously.

RESOLUTION NO. BIC 007-26

9. APPEAL PURSUANT TO SECTIONS 77.3 & 77.5 OF THE SAN FRANCISCO ADMINISTRATIVE CODE REGARDING 146 VERNON STREET [DISCUSSION AND POSSIBLE ACTION] (Continued from 1-21-26)

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.**

*** Presentation order may be modified by President for good cause**

Secretary Harris stated the order of presentation of parties: 7 minutes for the Department staff, 7 minutes for the Appellant, 3 minutes public comment for each speaker, 3 minutes rebuttal for the Department staff and 3 minutes rebuttal for the Appellant.

Secretary Harris confirmed that the Appellant Ms. Karen Kwan was on the call via Webex.

Secretary Harris administered the Oath to the Department and Appellant.

Mr. Mauricio Hernandez, Chief Building Inspector of Code Enforcement Services, presented the following information:

This report is presented to the Building Inspection Commission in response to the property owner’s appeal of Emergency Order No. 111234-E issued for 146 Vernon Street.

The Emergency Order was issued pursuant to San Francisco Building Code (SFBC) 102A.16, authorizing DBI to take immediate action when a structure constitutes a serious and immediate hazard to life, health, or safety.

The appellant requests that the Emergency Order and associated Notices of Violation be nullified.

The appellant also submitted a written statement dated February 4, 2026 asserting that the Emergency Order was improperly issued and requesting relief from enforcement actions.

Summary of Events and Enforcement History

DBI conducted multiple inspections between May 2025 and June 2025 in response to complaints and Task Force referrals regarding hazardous and unsanitary conditions at the property.

Inspections conducted under Complaint Nos. 202537632, 202538677, and NOV No. 202532715 documented extensive structural deterioration, unsafe building conditions, and violations of the San Francisco Building Code and Housing Code.

Observed conditions included:

- Structural deterioration and ceiling collapse
- Water intrusion and roof drainage failures
- Unsafe structural framing and building instability
- Blocked and obstructed egress routes
- Excessive combustible storage and debris accumulation
- Unsanitary conditions and rodent harborage
- Lack of required smoke and carbon monoxide detectors
- Lack of functional utilities and unsafe living conditions

Based on these documented hazardous conditions, Emergency Order No. 111234-E was issued on June 24, 2025 and served pursuant to SFBC 102A.3 and 102A.16.

Enforcement Timeline

Applicable Code Authority

Owner's Position

Department Response to Appellant Claims

Department's Position

Staff Conclusion

Staff Recommendation

Chief Hernandez stated that CES worked with Fire and other divisions regarding a Task Force Inspection on the property, which resulted in issuance of the Emergency Order.

Ms. Karen Kwan, Appellant, presented items as contained in her Appellant Statement.
(Please see attached statement)

Following is the beginning portion of Ms. Kwan's statement:

“I am appealing an illegal 3-day Emergency Order on this property that stem from an illegal search - executed without the required 24-hour notice as stated on the warrant by the judge. In addition, I am also appealing all other NOV fees and penalties related to this property. I am the sole property owner for 146 Vernon St. The one-story house is attached and sandwich between properties on the left and right. This house has been my residence since 1997, where I lived alone without any tenants...”

There was no public comment.

Members of the Building Inspection Commission (Alysabeth Alexander-Tut, Dan Calamuci, Judy Lee, Bianca Neumann, and Kavin Williams,) made comments and asked various questions of DBI staff and the Appellant pertaining to the Appeal.

President Alexander-Tut made a motion, seconded by Commissioner Williams, to modify the Order of Abatement and to hold in suspension any further expenditures of repair by DBI on the Property provided that: (1) the required permit(s) is issued to a licensed contractor within 45 days of the February 18, 2026 hearing on this matter to abate the issues identified in the Order; and (2) all work under the required permit is completed within six months of the February 18, 2026 hearing on this matter, with the DBI able to extend such six-month deadline by up to three months at the recommendation of the DBI Director. Such suspension shall be lifted upon Appellant’s failure to meet either or both of the above conditions.

Secretary Harris Called for a Roll Call Vote:

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

The motion carried unanimously.

RESOLUTION NO. BIC 008-26

10. 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.
- 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 the next Regular Meeting would be on March 10, 2026.

Commissioner Neumann stated that it has been about 18 months since the internal complaint hotline was put into place for employees at DBI, not that the BIC can get into any specifics because they are HR issues but it would be great to hear some updates and feedback from the department generally as to whether staff is engaged and whether issues have been resolved relatively quickly.

11. Review and approval of the minutes of the Regular Meeting of January 21, 2026.

President Alexander-Tut made a motion, seconded by Commissioner Lee to approve the minutes of the Regular Meeting of January 21, 2026.

There was no public comment.

The motion carried unanimously.

RESOLUTION NO. BIC 009-26

12. Adjournment.


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

The motion carried unanimously.

RESOLUTION NO. BIC 010-26

SUMMARY OF REQUESTS BY COMMISSIONERS OR FOLLOW UP ITEMS	
Commissioner Neumann requested an update on the internal complaint hotline. – Neumann	Page 9

Respectfully submitted,



Sonya Harris, BIC Secretary

*Regular Meeting of the
Building Inspection Commission
February 18, 2026*

*Agenda Item 9
Appellant Statement*

APPELLANT STATEMENT FOR KAREN KWAN – February 4, 2026

Dear President Alexander-Tut and Board Members,

I am appealing an illegal 3-DAY EMERGENCY ORDER on this property that stem from an

illegal search - executed without the required 24-hour notice as

stated on the warrant by the judge. In addition, I am also appealing all other NOV fees and

penalties related to this property.

I am the sole property owner for 146 Vernon St. The one-story house is attached and sandwich between properties on the left and right.

This house has been my residence since 1997, where I lived alone WITHOUT any tenants.

I am a single 68 years old disabled elderly women living alone

on a limited income - only income is Social Security Disability (around \$2,000).

After paying mortgage, tax, insurance, I struggle to barely feed myself and

have a roof over my head. As a result of the frightening high cost of living and

astronomical repair cost in San Francisco, my home has deferred maintenance which I had

intended to address.

I have been informed that there are non-profits helping low-income disabled

homeowners to bringing properties with deferred maintenance up to code,

some with funds from the city. Unfortunately, despite reaching out to non-profits

after non-profits, I have been turned away - either because they don't have the funds

or I am not in the right city, with some serving only rural communities.

The EMERGENCY ORDER on the property stem from an illegal search - executed without the proper 24-hour notice stated on the warrant as required by the judge. As a result, the warrant was illegally executed with the

SFPD illegally breaking into my home, damaging the door, while I was asleep. Once they

were inside, they then attempt to break down the bedroom door, damaging that door as well.

Photos taken and the access to my home from the illegal search while they were inside resulted in the 3-DAY EMERGENCY ORDER. The Emergency warrant was not executed until

it was almost due to expired and contain FALSEHOOD from `neighbor` claiming I dig through garbage and take garbage home, etc. to justify the warrant.

Despite assurance during a prior meeting with Matthew that if I have a contractor and signed contract, which I did, they will not boarded up my home – they did anyway board up the house, ban me from my home resulting in my homelessness.

After they boarded my home, Mattew appeared with a key that I think he used to locked the door before the board goes on the front entrance. He then handed it back to Deputy Attorney Chris Whitman. It appeared that they helped themselves to a key to my

home without my consent. I then questioned DA Chris Whitman why he has a key that appears to be used to locked the door before boarding it up. He did not have a good answer and instead gave me the key instead. The day of the illegal search when they

broke my lock, a locksmith was present and gave me 2 keys and I did not authorized

anyone else with a THIRD key to my home. It was only then I was made aware of this and
am in total shock.

About the illegal 3-DAY EMERGENCY ORDER, I was at DBI trying to work with them and attempted to applied for HOMEOWNER permits for the work required. I had all the signatures required except the last one from Hernandez that he refused to signed off. As a result, I cannot proceed with work. Instead, Hernandez insisted that I bring a contractor present that he will meet with and a signed contracts before he authorized the removal of the boarded home. Estimates from one of the contractors were well over \$200,000. Hernandez withheld the HOMEOWNER permit and insisted that only licensed contractor present with a signed contract can pull permits - stalling any action to correct needed work.

I don't live in the property after they ban me from my home. I like to proceed with work to bring the house code compliant. Without the proper authorization - to remove the board in the entrance because of the illegal 3-DAY EMERGENCY ORDER and the HOMEOWNER permits necessary, that are being withheld from me - prevents any progress.

I have in the past consulted with a structural engineer who had assured me that the structure of my home was sound. It is after all a ONE story attached home, and I am working to consult with a structural engineer on the home before I can install a new roof and repair work he recommends. In addition, I will clear the clutter and return it to a safe condition.

Other work I was issued NOVs for are for clearing vegetation in the front and back yards,

repair and lock a tiny door below the stairs to keep out any rodents,

and removal of lead paint in front of home – all of which I will tackle with hire help.

Thank-you for your time and patience. I hope you will come to the conclusion to nullify and void this illegal 3-day EMERGENCY ORDER plus any other NOV fees and penalties

associated with this property. With your inclusiveness and compassion for the vulnerable –

elderly, disable, low-income residents of San Francisco like me can age

in their home without the added burden and stress. I look forward to creating a safe, code compliant, and healthy house.