

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

August 19, 2026

Public Comment #2

Harris, Sonya (DBI)

From: Ellen Jones [REDACTED]
Sent: Monday, August 10, 2026 6:06 PM
To: DBI Commission
Subject: Written public comment for August 19, 2026 meeting + request to calendar an agenda item — 1925 Leavenworth Street (Block 0122, Lot 036)
Attachments: BIC Submission - Jones - August 19 2026 (Comment + Exhibits 01-14).pdf

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Dear Ms. Harris,

I submit the attached written public comment and exhibit set for distribution to the Commissioners and inclusion in the record of the Commission's regular meeting of Wednesday, August 19, 2026. I will also address the Commission in person during general public comment.

Separately, I respectfully request that the Commission calendar an agenda item at its next available regular meeting concerning the Department's complaint-handling and enforcement record at 1925 Leavenworth Street (Block 0122, Lot 036), specifically:

1. The closure of complaints as "duplicates" that raised distinct conditions — including Complaints 202537999 (post-and-beam structural failure, closed next-day as a duplicate of a boiler-room notice), 202537658, 202537790, and 202541508 — all verifiable on the Department's public tracker;
2. The disposition of Complaint 202422313 (Unit 4, window cut into lightwell; the Department's complaint investigation team wrote "no permit for this unit is considered work without permit"), closed after thirteen months as "unverifiable" with no NOV issued and no correction; and
3. The status of the two still-open final-warning NOVs against the Association — 202537265 (public nuisance, final warning May 20, 2026) and 202653035 (final warning April 22, 2026) — neither of which has been set for a Director's Hearing.

I ask that the Department be directed to report on these items in public session. Please confirm receipt of this request and let me know what, if anything, is required of me to have the matter calendared.

I can be reached at this address or at [REDACTED]

Respectfully,

Barbara Ellen Jones
Formerly Unit 5, 1925 Leavenworth Street
San Francisco, CA

PUBLIC COMMENT STATEMENT — BUILDING INSPECTION COMMISSION

Regular Meeting, Wednesday, August 19, 2026 — General Public Comment

Barbara Ellen Jones — approximately 380 words / 3 minutes at a measured pace

President and Commissioners, my name is Barbara Ellen Jones. Until June of this year I owned and lived in Unit 5 at 1925 Leavenworth Street. I am here about how this Department's enforcement practices at one building cost a 66-year-old San Franciscan her home. Everything I am about to say comes from DBI's own records, by number.

First: complaints closed as "duplicates" that were not duplicates. Complaint 202537999 — post-and-beam structural failure, displaced girders, cracked floor joists — was closed the next day as a "duplicate" of a boiler-room notice that says nothing about structure. Complaints 202537658, 202537790, and 202541508: same pattern, closed the same day they were filed. No Notice of Violation has ever cited those structural conditions.

Second: unequal treatment, unit by unit. Unit 4 — a window cut into the lightwell, no permit. DBI's own investigation team wrote, quote, "no permit for this unit is considered work without permit." Thirteen months of letters later, DBI closed the case as "unverifiable." Nothing was ever corrected. That unit is owned by the president of the homeowners association. My unit — the only one in the building doing permitted, code-required repairs — received a warrantless two-minute inspection, a Notice of Violation nineteen minutes later, and a nine-times penalty of \$1,761.03. It took eight and a half months, and my traveling to the counter in person at age 66, before DBI confirmed the \$1,369.69 refund of the overcharge last month.

Third: the boiler room beneath my unit. DBI certified it annually for more than thirty years and never cited the deteriorating friable asbestos documented in the Association's own 1992 minutes. In April 2025, a senior housing inspector answered my expert reports in writing: "this is a civil matter... We will not be interceding." On December 29, 2025, the San Francisco Fire Department shut that boiler system down as an emergency.

I ask the Commission for three things. One: audit the complaint dispositions at 1925 Leavenworth — every closure marked "duplicate." Two: set the Association's two still-open final-warning NOVs — 202537265 and 202653035 — for a Director's Hearing, which in four years has happened to no one at this property but me. Three: calendar this matter as an agenda

item, so the Department answers these records in public. My written comment and fourteen exhibits are in your record. Thank you.

**DEPARTMENT OF BUILDING INSPECTION**

Housing Inspection Service Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION**COMPLAINT NUMBER: 202536775****OWNER/AGENT:** JONES BARBARA ELLEN**MAILING****DATE:** 02-MAY-25**ADDRESS:**

JONES BARBARA ELLEN
1925 LEAVENWORTH ST APT 5
SAN FRANCISCO CA

LOCATION: 1925 LEAVENWORTH ST 5**BLOCK:** 0122 **LOT:** 040**NOTICE TYPE:** COMPLAINT

94133

BUILDING TYPE: NA**USE TYPE:** R2**YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	This Notice includes violations of the San Francisco Housing Code. Unless noted otherwise, all violations were observed on the date of inspection at 1925 Leavenworth St., sub-basement boiler room.
2 HAZARDOUS CONDITION (1001d SFHC)	It was noted at time of inspection, in the sub-basement boiler room, an abandoned boiler, other associated appliances and piping are wrapped with presumed hazardous material, the following actions are required: 1) remove or encapsulate all accessible presumed hazardous materials using an approved remediation and abatement contractor 2) repair/reseal the fireproofing, as required, of all walls and ceiling penetration using approved fireproofing materials and practices, a Building Permit and sign-off is required for this work. 3) Provide post Abatement Verification Report by an approved testing agency for all affected areas
3 INSPECTOR COMMENTS	IMPORTANT NOTE: Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code. Repairs cited in this Notice will require Building, Plumbing and/or Electrical permits. When you apply for a Permit, reference the complaint number from this Notice of Violation. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). THIS CASE CAN NOT BE ABATED UNTIL THE HOUSING INSPECTOR MAKES A FINAL INSPECTION TO VERIFY THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND FINALIZED. ON REINSPECTION DAY, PRESENT TO THE HOUSING INSPECTOR THE JOB CARD, PERMIT APPLICATION AND PERMITS INDICATING THAT ALL REQUIRED WORK UNDER PERMIT IS COMPLETE. PRIOR TO REINSPECTION BY HOUSING INSPECTOR, CALL BUILDING, ELECTRICAL AND/OR PLUMBING INSPECTOR(S) FOR REQUIRED INSPECTION(S). It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector. Provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection. You can reach Inspector Chierici @ 628.652.3439 or by email at paul.chierici@sfgov.org.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE: 05 June 2025 01:30:00 PM**IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.**

CONTACT HOUSING INSPECTOR : Paul Chierici **AT** 628-652-3439

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$181.82 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

City and County of San Francisco © 2025

**NOTICE OF VIOLATION**

**of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or
Occupancy**

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco,
CA

Notice: 1 COMPLAINT NUMBER:
202538345

DATE:
06/03/2025

ADDRESS : 1925 LEAVENWORTH ST

BLOCK : 0122 LOT : 036

**OCCUPANCY/USE : R-2 | RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 OR MORE
UNITS, RESIDENTIAL HOTELS**

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

ON SITE CONTACT : CITRON REVOCABLE TRUST

VIOLATION DESCRIPTION:

☐ WORK WITHOUT PERMIT	103A
Y ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
☐ EXPIRED PERMIT	106A.4.4
☐ CANCELLED PERMIT PA#:	106A.3.7
☐ UNSAFE BUILDING	102A
☐ SEE ATTACHMENTS	

CODE VIOLATION DESC : Upon complaint investigation it was found that the air supply return duct in the crawl space of unit #5 is partially severely damaged. Cause unknown. Code/Section: SFBC 106.4.7 Monthly monitoring fee applies. Code/Section: SFBC 110A Table 1A-K

CORRECTIVE ACTION:

- ☐ STOP ALL WORK SFBC 104.2.4
- Y** FILE BUILDING PERMIT WITHIN **30** DAYS
- ☐ (WITH PLANS) A copy of this notice must accompany the permit application
- Y** OBTAIN PERMIT WITHIN **60** DAYS AND COMPLETE ALL WORK WITHIN **90** DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- ☐ CORRECT VIOLATIONS WITHIN DAYS.
- ☐ NO PERMIT REQUIRED
- ☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS. **N**

FAILURE COMMENT DESCRIPTION : Obtain a building permit for all necessary repairs to ducting.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- | | |
|---|---|
| ☐ 9x Permit Fee (Work w/o Permit after 9/1/60) | ☐ 2x Permit Fee (Work Exceeding Scope of Permit) |
| ☐ Other | |
| ☐ Reinspection Fee \$ | Y NO penalty (Work w/o permit prior to 9/1/60) |
| ☐ approx. date of work w/o permit | |
| ☐ value of work performed without permits \$ | |

CONTACT INSPECTOR : Damien J Martin BID / 15 628-652-3636



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or
Occupancy

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. **If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.**

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard **cannot deduct** from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y continua mente acusado despues de seis(6) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omitta, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(即 SFBC) 第 107.5 項和第 106.4.7 項條文的規定，對沒有許可證就已開始的工程或正在進行的工程，或者超證許可範圍的工程，將收取調查費。當所有人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓，電話：(628) 652-1150。

警告：如不按照要求立即採取行動，以糾正上述違規行為，科導致房屋檢查局付諸強制糾正程序的執行。針對此房地產發出的強制糾正程序命令一經在市府備案，則自該通知張貼之日起的所有與此糾正程序有關的費用，將向房地產主索取，並將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市建築法規》(即 SFBC) 第 204(b) 項條款規定：對每一違反最初規章立即將被罰款 100 元，二次違規者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規還規定對每一違反規章者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築檢查局判定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息，以及與對低分規定標準的建築有關的折扣或稅收中扣除稅收。如果在此通告公布六個月後，改正工程沒有完成，或者沒有償還，迅速有房地產繼續進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不聽從、蔑視、忽視、或拒絕服從此法規者，或者抵制、反對實施此法規中的任何條款的人，將付最高 500 元的民事罰款。此法規還規定對違者，如被判定罪，對每天所發生的、每一單獨的犯法行為，將付不超過 500 元的罰款，和/或監禁六個月。

[Online Permit and Complaint Tracking home page.](#)

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NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER: _____

COMPLAINT NUMBER

ADDRESS 1925 Leavenworth

DATE 5-13-25

OCCUPANCY / USE R2 Apt

BLOCK 0122 LOT 003

CONST. TYPE V

STORIES 3 ☐ BASEMENT

☐ If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT T.B.O.

PHONE # _____

MAILING ADDRESS _____

CITY _____

ZIP _____

PERSON CONTACTED @ SITE _____

PHONE # _____

VIOLATION DESCRIPTION:

☒ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);

☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;

☒ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

CODE / SECTION #

A Complaint Investigation Rejected
work without benefit of A permit
walls (removed Rated Assembly) floors removed
Sub floor @ Kit & Bath Area in unit
#5 1st floor, entire unit has been removed
(Finishes) Flooring, walls, in closet,

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104A.2.4

☒ FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS ☒ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

☒ OBTAIN PERMIT WITHIN 180 DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

☐ CORRECT VIOLATIONS WITHIN _____ DAYS. ☐ NO PERMIT REQUIRED.

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

☒ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

Obtain Permit for work @ unit #5 with plans
maintain Rated Assemblies through out unit -
Obtain Associated permits from Electric & Plumbing

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

☒ 9x Permit Fee (Work w/o Permit after 9/1/60)

☐ 2x Permit Fee (Work Exceeding Scope of Permit)

☐ Other _____

☐ Reinspection Fee \$ _____

☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT _____

VALUE OF WORK PERFORMED WITHOUT PERMITS \$ 10,000.00

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR Jeff Barnes
(Inspector - Print Name)

OFFICE HOURS 730 TO 830 AM AND 3 TO 4 PM

PHONE # 628 652-3647

By: (Inspector's Signature) [Signature] DISTRICT # Flater

CC: ☐ DCP ☒ EID ☒ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☐ DPH ☐ PS

☒ Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096
☐ Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220
☐ Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030
☐ Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054
☐ Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NOTICE: 1

NUMBER: 202537467
DATE: 13-MAY-25

ADDRESS: 1925 LEAVENWORTH ST 5

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 0122 LOT: 040

☒ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: JONES BARBARA ELLEN
MAILING JONES BARBARA ELLEN
ADDRESS 1925 LEAVENWORTH ST APT 5
SAN FRANCISCO CA

PHONE #: --

94133

PERSON CONTACTED @ SITE:

VIOLATION DESCRIPTION:

PHONE #: --

CODE/SECTION#

☒ WORK WITHOUT PERMIT

103A 106A.1

☐ ADDITIONAL WORK-PERMIT REQUIRED

106.4.7

☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:

106A.4.4

☒ UNSAFE BUILDING ☐ SEE ATTACHMENTS

102A

A complaint investigation revealed work without benefit of a permit. Walls (removed rated assembly) floors removed sub floor @ kit & bath area in unit #5 1st floor, entire unit has been removed (finishes) flooring, walls, in closet.

Code/Section: SFBC 103A

Monthly monitoring fee applies

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104A.2.4

628-652-3765

☒ FILE BUILDING PERMIT WITHIN 30 DAYS

☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☒ OBTAIN PERMIT WITHIN 180 DAYS AND COMPLETE ALL WORK WITHIN 180 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.

☐ CORRECT VIOLATIONS WITHIN DAYS.

☐ NO PERMIT REQUIRED

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain permit for work @ unit #5 with plans. Maintain rated assemblies throughout unit-obtain associated permits from electric & plumbing.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER:

☐ REINSPECTION FEE \$

☐ NO PENALTY

(WORK W/O PERMIT PRIOR TO

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$10100

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Jeffrey A Barnes

PHONE # 628-652-3765

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____

City and County of San Francisco DBI
DBI

Reference Number: 2025134001-3
Date/Time: 05/15/2025 8:28:40 AM

Building Penalty
2025134001-3-1

Total: \$1,761.03

1 ITEM TOTAL: \$1,761.03

TOTAL: \$1,761.03

Visa \$1,761.03

Method: Chip Read

Card Number: *****~~8725~~

First Name: BARBARA E

Last Name: JONES

Payment Type: credit

Total Received: \$1,761.03



CE2025134001-3

Safe Building!

City and County of San Francisco DBI
DBI

Reference Number: 2025134001-3
Date/Time: 05/15/2025 8:28:40 AM

Building Penalty
2025134001-3-1

Total: \$1,761.03

1 ITEM TOTAL: \$1,761.03

TOTAL: \$1,761.03

Visa \$1,761.03

Method: Chip Read

Card Number: *****

First Name: BARBARA E

Last Name: JONES

Payment Type: credit

Total Received: \$1,761.03



C E 2 0 2 5 1 3 4 0 0 1 - 3

Safe Building!

From: [Ellen Jones](#)
To: [Barahona, Luis \(DBI\)](#)
Cc: [Chierici, Paul \(DBI\)](#); [Lee, Joy \(DBI\)](#); [Jaime Uziel](#); [SauterStaff](#); [O'Riordan, Patrick \(DBI\)](#); [Gasparac, Christine \(DBI\)](#); [Greene, Matthew \(DBI\)](#); [Harris, Sonya \(DBI\)](#); [Sanbonmatsu, Jamie \(DBI\)](#)
Subject: Re: Structural Certification - 1925 Leavenworth Street
Date: Friday, April 25, 2025 1:08:21 PM
Attachments: [!Department of Building Inspection.pdf](#)

For the record, I had nothing to do with this complaint.....

Ellen Jones

██████████ Cell
Licensed as Barbara Ellen Jones
Best of Zillow, Premier Agent
King Realty Group
DRE #02086903



<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Mon, Apr 21, 2025 at 3:02 PM Barahona, Luis (DBI) <luis.barahona@sfgov.org> wrote:
Ms. Jones,

Thank you for contacting us. As you mentioned in your email, this is a civil matter between you and the HOA of your building. We will not be interceding in this situation. As for the open notice of violation Inspector Chierici will be doing a reinspection later this week to determine whether or not all items have been abated on the NOV. You should request that report from the HOA.

Todo lo mejor,

Luis Barahona
Senior Housing Inspector

Department of Building Inspection

(628) 652-3375

[\[sf.gov/dbi\]](https://sf.gov/dbi)[SE.gov/DBI](https://sf.gov/DBI)

[Sign up](#) for customer updates

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Saturday, April 19, 2025 4:13 PM

To: Chierici, Paul (DBI) <paul.chierici@sfgov.org>; Barahona, Luis (DBI) <luis.barahona@sfgov.org>; Lee, Joy (DBI) <joy.lee@sfgov.org>; Jaime Uziel <ju@sheppardlaw.com>; SauterStaff <SauterStaff@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Gasparac, Christine (DBI) <christine.gasparac@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>

Subject: Structural Certification - 1925 Leavenworth Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sir and Madam,

Please see the attached expert reports concerning structural problems, fire danger and asbestos hazards in the boiler room directly below my condominium unit at 1925 Leavenworth Street #5. This building was designated as a public nuisance and currently has a final warning for an NOV.

Additionally, I would appreciate seeing a copy of the WDO report that the Association was obliged to furnish.

I'm astonished that after at least 3 visits in that room in the past two years that **no one** from DBI has called out the fire hazards from the wall openings, the friable asbestos in horrible condition, beams that are unsupported, an unreinforced masonry wall. The pressure relief valve pointing at the ceiling with the clearly visible associated water damage and sheet metal attached to the most vulnerable location. The crumbling walls.

I'm aware that DBI considers this a "Civil Issue" as per Mr. Barahona but honestly, how could anyone from DBI walk into that room and think that this is ok?

Ellen Jones

Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903



<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

Penalty Fee Refund Request — Sent November 11, 2025

— Preserved Copy

Source: Gmail (sent mail), ejonesey@gmail.com | **Saved:** June 12, 2026 **Sent to:** patrick.oriordan@sfgov.org; matthew.greene@sfgov.org; stephen.kwok@sfgov.org; kevin.birmingham@sfgov.org; jeffrey.barnes@sfgov.org; christine.gasparac@sfgov.org **Attachments transmitted with original:** Permit #202406204941 renewal; Madjid Lafer electrical permit; NOV #202537467 (5/13/25)

BARBARA ELLEN JONES 1925 Leavenworth Street, Unit #5, San Francisco, CA 94133 415-517-1402 | ejonesey@gmail.com

November 11, 2025

San Francisco Department of Building Inspection Customer Service Division 49 South Van Ness Avenue, 3rd Floor, San Francisco, CA 94103

RE: Request for Refund - Penalty Fee Property: 1925 Leavenworth Street, Unit #5 **NOV:** #202537467 | **Inspector:** Jeffrey Barnes **Amount Paid:** \$1,761.03 (paid May 14, 2025) **Refund Requested:** \$1,369.69

Dear Patrick O'Riordan,

I am requesting a partial refund of the penalty fee I paid for Notice of Violation #202537467. I am a senior living on a fixed social security income.

What Happened. On May 13, 2025, Inspector Jeffrey Barnes entered my home without my permission. I was not home, and he did not notify me of any inspection. He entered through my unlocked door. He issued NOV #202537467 for additional work performed beyond the scope of my existing Permit #202406204941. I paid a penalty fee of \$1,761.03 on May 14, 2025.

My Permit. I obtained Permit #202406204941 on June 20, 2024 for structural repairs to my unit. I renewed this permit on June 30, 2025. I have been working with DBI to legalize the repairs to my property.

Wrong Code Section. The NOV cited codes 103A and 106A.1 (general permit violations). The correct code section for my situation is 106.4.7 (additional work beyond existing permit scope), since I already had a valid permit.

Wrong Penalty. I was charged a 9x penalty multiplier = \$1,761.03. Code 106.4 provides for a 2x multiplier when work is voluntarily permitted and the property owner cooperates with inspections. I have: obtained permits for my work; renewed my permit when it expired; cooperated fully with DBI; completed work in compliance with codes.

Calculation: Base fee: \$195.67. Correct penalty (2x): \$391.34. Amount I paid (9x): \$1,761.03. **Refund due: \$1,369.69.**

Request. I am requesting a refund of \$1,369.69, representing the difference between the 9x penalty assessed and the 2x penalty provided for in code 106.4 for property owners who voluntarily seek permits and cooperate with inspections.

Timeline. Please respond within 30 days.

Sincerely, Barbara Ellen Jones

Note: No response of any kind has been received as of June 12, 2026 — seven months after submission and six months after the requested 30-day response date (December 11, 2025).

Delivery Failure Notices — DBI Escalation Addresses — Preserved Copy

Source: Gmail account ejonesey@gmail.com | **Saved:** June 12, 2026

These notices were received in response to the June 2, 2026 email "Request for Meeting — NOV #202537467 — 1925 Leavenworth #5 — Penalty Fee Refund Request" sent to Inspector Stephen Kwok, copying Director Patrick O'Riordan, Matthew Greene, and the published Financial Justice Project address.

Notice 1 — Director's mailbox full

From: postmaster@sfgov1.onmicrosoft.com **Date:** June 2, 2026, 3:10 PM PT **Subject:** Undeliverable: Request for Meeting — NOV #202537467 — 1925 Leavenworth #5 — Penalty Fee Refund Request

Delivery has failed to these recipients or groups: patrick.oriordan@sfgov.org — The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact...

Notice 2 — Published fee-relief address no longer exists

From: mailer-daemon@googlemail.com **Date:** June 2, 2026, 3:10 PM PT **Subject:** Delivery Status Notification (Failure)

Address not found. Your message wasn't delivered to financialjustice@sfgov.org because the address couldn't be found, or is unable to receive mail.

Note: a corrected copy of the meeting request was forwarded to economic.justice@sfgov.org on June 3, 2026. The same meeting request had previously been sent on May 29, 2026 with an identical bounce from the Director's mailbox. No response has been received from any DBI recipient.

07 — Meeting Requests to DBI re NOV #202537467 (May 28 and June 2, 2026) — NO RESPONSE RECEIVED; ESCALATION ADDRESSES FAILED

Printed from the Gmail account of ejonesey@gmail.com. Neither request received any response. Delivery failures on the escalation copies are noted below; original bounce notices preserved separately (see exhibit 06).

From: Barbara Ellen Jones [REDACTED] >
Sent: Thursday, May 28, 2026, 6:15 PM PT
To: stephen.kwok@sfgov.org
Cc: patrick.oriordan@sfgov.org; matthew.greene@sfgov.org
Subject: Meeting Request — NOV #202537467 — 1925 Leavenworth #5

Same-day bounce: 'Delivery has failed... patrick.oriordan@sfgov.org — The recipient's mailbox is full and can't accept messages now.' (postmaster@sfgov1.onmicrosoft.com, 5/28/2026)

Inspector Kwok,

I am requesting a meeting to discuss NOV #202537467 at 1925 Leavenworth Street, Unit #5, and the 9x investigation fee.

I submitted a Penalty Fee Refund Request on November 11, 2025 (cc'd to Director O'Riordan, Deputy Director Greene, and yourself) and have not yet received a substantive response. I would like to walk through the facts with you before any final determination.

Relevant context:

- I am 66 and a senior.
- I am an active Medi-Cal recipient (SF Health Plan, Case # 1650153), with income at or below 200% of the Federal Poverty Level.
- I am self-represented in pending HOA litigation (Jones v. 1925 Leavenworth HOA et al., Case No. CGC-24-617206), which has constrained my ability to address permit issues on a faster schedule.

I am available to meet in person at 49 South Van Ness, by phone, or by Zoom. Please let me know times that work for you in the next two weeks.

Thank you,

Barbara Ellen Jones

From: Barbara Ellen Jones [REDACTED] >
Sent: Tuesday, June 2, 2026, 3:10 PM PT
To: stephen.kwok@sfgov.org
Cc: patrick.oriordan@sfgov.org; matthew.greene@sfgov.org; financialjustice@sfgov.org
Subject: Request for Meeting — NOV #202537467 — 1925 Leavenworth #5 — Penalty Fee Refund Request

Two same-day failures: financialjustice@sfgov.org — 'Address not found' (DBI's published fee-relief address no longer exists); patrick.oriordan@sfgov.org — 'mailbox is full.' Re-sent 6/3/2026 to economic.justice@sfgov.org.

Inspector Kwok,

I am writing to request a meeting to discuss NOV #202537467 at 1925 Leavenworth Street, Unit #5, and the 9x investigation fee assessed under SF Building Code § 107A.5.

I previously submitted a written Penalty Fee Refund Request on November 11, 2025, addressed to Director Patrick O'Riordan and copied to you, Deputy Director Matthew Greene, Kevin Birmingham, Jeffrey Barnes, and Christine Gasparac. I have not yet received a substantive response, and the underlying facts and my personal circumstances warrant a closer look before any final decision is made.

Relevant context for the "just cause" analysis under § 107A.5:

1. I am 66 years old and a senior.
2. I am an active Medi-Cal recipient (San Francisco Health Plan, Case # 1650153). My income is at or below 200% of the Federal Poverty Level.
3. I am also a dual-eligible Medicare beneficiary.
4. I am self-represented (pro per) in pending HOA litigation, Jones v. 1925 Leavenworth HOA et al., San Francisco Superior Court Case No. CGC-24-617206. The litigation and related coverage disputes with my insurer (CSAA Claim No. 1005-67-0566) have constrained my ability to complete and document permit work on the schedule a sophisticated party might have managed.
5. I am not a developer, contractor, or commercial operator. I am the individual owner-occupant of a single condominium unit.

I would like to walk through the facts behind NOV #202537467 with you in person (or by phone/video if more convenient) so that:

- a. You can confirm or correct the underlying basis for the 9x investigation fee assessment.
- b. I can present documentation that may support a reduction under § 107A.5.
- c. We can discuss whether DBI's hardship pathways and/or coordination with the SF Financial Justice Project are appropriate here.

I can make myself available at your convenience. If none of those work, please propose alternatives. I can meet at DBI offices at 49 South Van Ness, or by phone/Zoom.

I am also copying Director O'Riordan, Deputy Director Greene, and the SF Financial Justice Project so that everyone in the relevant chain is aware of this request and the additional context above.

Thank you for your time and consideration.

Sincerely,

Barbara Ellen Jones

08 — Status Inquiry to Inspector Joy Lee re NOV #202653035 (June 1, 2026) — NO RESPONSE RECEIVED

Printed from the Gmail account of ejonesey@gmail.com. NOV #202653035 (exterior dry rot / peeling paint) had a cure date of 4/20/2026 and received a FINAL WARNING on 4/22/2026 after DBI's reinspection was blocked by the owner's failure to provide access. No response to this inquiry was received.

From: Barbara Ellen Jones [REDACTED]
Sent: Monday, June 1, 2026, 2:18 PM PT
To: joy.lee@sfgov.org
Subject: COMPLAINT NUMBER: 202653035

Good Afternoon,
This is well past the date required to cure this violation, 4/20/2026. Can you update me with the most recent communication?
Additionally, have you inspected the conditions I wrote about last month? The weeds are now mostly dried up and are now a fire hazard.

Ellen Jones

09 — RESOLUTION: DBI Agrees to Refund \$1,369.69 Penalty Overcharge (July 27-28, 2026) — After 8.5 Months Without Response, Following In-Person Visit

Printed from the Gmail account of ejonesey@gmail.com. On July 27, 2026, complainant appeared in person at DBI and spoke with Senior Building Inspector Brett Howard. The refund confirmation issued the following morning, copying Sr. Inspector Howard. The written Penalty Fee Refund Request of November 11, 2025 (exhibit 05) had received no decision or response for more than eight months.

From: Barbara Ellen Jones [REDACTED] >
Sent: Monday, July 27, 2026, 8:39 PM PT
To: dbi.refund@sfgov.org
Subject: 1925 Leavenworth Street #5 - Refund of DBI Fee Overcharge

Sent the evening of the in-person meeting with Sr. Inspector Brett Howard at DBI.

Pursuant to my conversation with the Senior Building Inspector today please refund the 9x permit fees charged for the violation where Jeff Barnes illegally entered my property and issued an NOV. Check to be mailed to my address on file: 4453 Carling Drive, San Diego, CA 92115.

From: DBI-REFUND, DBI (DBI) <dbi.refund@sfgov.org>
Sent: Tuesday, July 28, 2026, 9:02 AM PT
To: [REDACTED]
Cc: brett.howard@sfgov.org
Subject: RE: 1925 Leavenworth Street #5 - Refund of DBI Fee Overcharge

Hello Barbara Ellen Jones,

We are processing the \$1369.69 refund for the overcharge of the penalty fee on permit 202505075952. Please allow 14-20 business days for the check arrive via US mail.

EXHIBIT 10 — JONES EMAIL, AUGUST 29, 2024 — COMPLAINT 202427293 IMPROPERLY CLOSED AS DUPLICATE

Verbatim transcript from DBI's Sunshine Ordinance production (DBI's own records). Bracketed *italic* notes mark places where DBI's produced copy is itself truncated. Original imaged pages retained in the full production.

EMAIL 1 of 1

Date: Thursday, August 29, 2024 3:27:25 PM
From: Ellen Jones
To: Barahona, Luis (DBI); O'Riordan, Patrick (DBI)
Cc: Lee, Joy (DBI); City Attorney; Peskin, Aaron (BOS); Chierici, Paul (DBI)
Subject: **DBI Complaint 202427293 - Improperly Closed as duplicate**

Good Afternoon,

Here was the body of my complaint:

[Complaint description as quoted in the original email. NOTE: in DBI's produced copy, the description is partial — it appears to have been truncated in DBI's own record, and it cuts off mid-sentence below.]

"date last observed: 12-AUG-24; time last observed: 12:00 PM; identity of person performing the work: Unknown; floor: 0; unit: 5; exact location: Basement; building type: Other — DAMAGED WALLS; EXPIRED PERMITS; FLUES/VENTS DEFECTIVE; OTHER BUILDING; additional information: Basement boiler room is not waterproof and is not properly vented, steam is escaping through the ceiling and filling the wall, floor, and ceiling cavities in the condo above and causing major water damage to all finished surfaces which now require professional removal, abatement, and significant rebuilding, deemed uninhabitable by Insurance Company because of the suspected presence of exposed asbestos, mold, lead. Blighted/nuisance property with extremely overgrown vegetation in both front and back yards. electrical main disconnect replacement box work is complete but the work area (east wall) has significant damage and the permit has not been final approved. Multiple open permits for NOV's and" [text ends here in DBI's produced record]

This is NOT a duplicate complaint, the boiler room's lack of waterproofing has never been cited in an NOV, despite current building code requirements, as cited below. Additionally, I listed substandard lighting conditions on the south staircase and the lower portion of the main staircase. This safety issue was not addressed.

As per the IBC 1805.1 General.

Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section, with the exception of those spaces containing groups other than residential and institutional where such omission is not detrimental to the building or occupancy.

https://codes.iccsafe.org/content/IBC2024P1/chapter-18-soils-and-foundations#IBC2024P1_Ch18_Sec1805.1

ServPro bid remediating the damage that has been done to 1925 Leavenworth Street #5 as a result of steam filling the wall, floor and ceiling cavities. Only the moisture remediation and move out/move back and storage is \$40,978.13 and that doesn't include the cost to restore my condo to habitable condition. Just a reminder that my condo is only 476 square feet. It is going to have to be demolished to the studs (including portions of the subfloor). Starting 9/1/24 I am paying \$3200/month for temporary, furnished housing. Plus the +\$6400 that I am already out of pocket for labor, hauling, permits.

It doesn't make sense to rebuild my condo when the source of the problem has not been corrected and I have zero confidence that the HOA will choose to incur this expense.

On DBI's website it says:

Code Enforcement Section (CES) investigates complaints of violations of the Building, Plumbing and Electrical Codes and employs abatement procedures to correct code deficiencies. This section also initiates follow-up enforcement when cases have been referred by other divisions within DBI by holding Director's Hearings and referring cases to the City Attorney for litigation. Assessment fees are collected from building owners that have code violations in order to recover costs incurred by investigations. The section also assists in the preparation and issuance of Emergency Orders for imminent hazards arising from natural disasters and emergencies.

When I went to a Director's Hearing for my NOV on 6/6/24, my hearing document copy claimed that 2 of the 4 items called out on the NOV that the HOA was responsible for, had been corrected, when that clearly was not the case. The building was subsequently cited for those same violations: peeling paint, friable asbestos by Inspector Paul Chierici. When I originally walked the building with Joy Lee on 3/20/24, I pointed out the improper storage of volatile materials and that wasn't ever cited by Joy.

402.2 Common halls and stairways.

Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet. In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle at floors, landings and treads.

https://codes.iccsafe.org/content/IPMC2024P1/chapter-4-light-ventilation-and-occupancy-limitations#IPMC2024P1_Ch04_Sec402.2

While the excessive vegetation was never cited as blight, I noticed it was very quickly removed [continues in DBI's produced record]

Ellen Jones

 Cell

EXHIBIT 11 — ASSOCIATION COUNSEL AND DBI: THE "EXTENSION OF DEADLINE" THREAD, FEBRUARY–APRIL 2024

Verbatim transcripts from DBI's Sunshine Ordinance production (DBI's own records): the Association's then-attorney seeking deadline extensions on the Association's own violations while directing DBI's attention to Unit 5, and DBI's replies.

Chronological. Original imaged pages retained in the full production.

EMAIL 1 of 11

Date: Wednesday, February 21, 2024 4:44 PM
From: Ellen R. Schuster
To: joy.lee@sfgov.org
Subject: **1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Dear Ms. Lee,

We are legal counsel for the 1925 Leavenworth Street Condominium Homeowners Association ("Association"). The Association is in receipt of the attached Notice of Violation, Complaint number 202418294 ("Notice").

The Association has completed an inspection of the items listed in the Notice. Those items are:

1. Ceiling next to boiler
2. Exterior Wall East Facing
3. Washer

The Association is working with a contractor to schedule repairs to items #1 and #2 and is attempting to schedule the repairs to be completed by February 28, 2024.

Regarding item #3: based on a visual inspection, the Association's consultant and contractor did not notice any water on the floor area around the washer nor in the common area wall below the washer. There is some vinyl flooring underneath the washer has been loose for a few years, but an owner who uses the washer reported that she has not noticed water on the floor around the washer when she uses it. However, the Association hired a plumber, who snaked approximately 25 feet of the drain line to ensure it is clear and inspected the area that Ms. Jones reported was leaking. Subsequently, an owner did a load of laundry with the washer and reported that there was no sign of water on the floor. The Association will continue to monitor the washer and is investigating whether any piping must be replaced. Further, the plumber will return to install a different cap at the top of the copper drain pipe to which the washer's drain hose connects to ensure a better fit onto the pipe. The Association is working with the plumber to schedule the cap replacement and is attempting to schedule the work to be completed by February 28, 2024.

The Association respectfully requests a 2 week extension of the deadline to complete the repairs, to March 13, 2024. Please let us know if you have any questions and if you would like to discuss by telephone.

Further, we received the attached Complaint Data Sheet. It appears that the owner of unit 5 may be in violation of the applicable code. We would like to discuss any outstanding violations in Unit 5 to determine whether there are violations about which the Association should be aware or on which it should take action.

All the best,

Ellen

Ellen R. Schuster, Esq.

Hughes Gill Cochrane Tinetti, P.C.

1350 Treat Boulevard, Suite 550

Walnut Creek, CA 94597

PHONE [REDACTED] FAX 925-926-1202

Hughes-Gill.com

EMAIL 2 of 11

Date: Wednesday, February 21, 2024 4:46:06 PM
From: Ellen R. Schuster
To: Lee, Joy (DBI)
Subject: **1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Attachments:

DBI COMPLAINT #20218294 NOTICE 1 29 2024.pdf
Unit #5 20230927 DBInspection as of Feb 5 2024.pdf

Dear Ms. Lee,

We are legal counsel for the 1925 Leavenworth Street Condominium Homeowners Association ("Association"). The Association is in receipt of the attached Notice of Violation, Complaint number 202418294 ("Notice").

The Association has completed an inspection of the items listed in the Notice. Those items are:

1. Ceiling next to boiler
2. Exterior Wall East Facing
3. Washer

The Association is working with a contractor to schedule repairs to items #1 and #2 and is attempting to schedule the repairs to be completed by February 28, 2024.

Regarding item #3: based on a visual inspection, the Association's consultant and contractor did not notice any water on the floor area around the washer nor in the common area wall below the washer. There is some vinyl flooring underneath the washer has been loose for a few years, but an owner who uses the washer reported that she has not noticed water on the floor around the washer when she uses it. However, the Association hired a plumber, who snaked approximately 25 feet of the drain line to ensure it is clear and inspected the area that Ms. Jones reported was leaking. Subsequently, an owner did a load of laundry with the washer and reported that there was no sign of water on the floor. The Association will continue to monitor the washer and is investigating whether any piping must be replaced. Further, the plumber will return to install a different cap at the top of the copper drain pipe to which the washer's drain hose connects to ensure a better fit onto the pipe. The Association is working with the plumber to schedule the cap replacement and is attempting to schedule the work to be completed by February 28, 2024.

The Association respectfully requests a 2 week extension of the deadline to complete the repairs, to March 13, 2024. Please let us know if you have any questions and if you would like to discuss by telephone.

Further, we received the attached Complaint Data Sheet. It appears that the owner of unit 5 may be in violation of the applicable code. We would like to discuss any outstanding violations in Unit 5 to determine whether there are violations about which the Association should be aware or on which it should take action.

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

sources.

EMAIL 3 of 11

Date: Wednesday, February 28, 2024 1:07 PM
From: Ellen R. Schuster
To: joy.lee@sfgov.org
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Dear Ms. Lee,

We are following up on our message below and voicemail message of last week.

The Association has addressed the common area items listed in the Notice of Violation, Complaint number 202418294 ("Notice").

Items listed in the Notice which are inside Unit 5 are the unit owner's responsibility. Please advise if there are any outstanding violations in Unit 5 about which the Association should be aware or on which it should take action.

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

EMAIL 4 of 11

Date: Friday, March 1, 2024 1:21 PM
From: Ellen R. Schuster
To: Lee, Joy (DBI) <joy.lee@sfgov.org>
Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Dear Ms. Lee,

We were informed that you attempted to access the building on February 28, 2024 but could not get access. We were not contacted and neither the community manager nor any Board members were contacted to arrange for you to get access.

Please let us know how we can we reschedule the inspection. Board members who live at the building are available and happy to arrange for you to have access at your preferred dated and time.

In addition, as discussed in our previous communications, the Association has taken steps to address the violations listed in the attached Notice of Violation. However, several items listed in the “no entry” report, attached here, were not listed in the Notice of Violation that the Association received, including asbestos and mold.

Further, we are aware that there may be additional violations Unit 5, and have not been informed about whether any outstanding violations in Unit 5 or elsewhere require action by or attention from the Association.

We have not received any response from you to our communications via telephone or email. The Association welcomes the opportunity to work with you and your department to resolve these matters. I can be reached via email or telephone and I am happy to schedule a time to talk, if you prefer.

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

EMAIL 5 of 11

Date: Friday, March 1, 2024 1:23:47 PM
From: Ellen R. Schuster
To: Lee, Joy (DBI)
Cc: Barahona, Luis (DBI)
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Attachments:

DBI Complaint 202418294Feb 28 2024 no entry.pdf
DBI COMPLAINT #20218294 NOTICE 1 29 2024.pdf
Luis Barahona DBI Complaint # 202418294.pdf

Importance:

High

Dear Ms. Lee,

We were informed that you attempted to access the building on February 28, 2024 but could not get access. We were not contacted and neither the community manager nor any Board members were contacted to arrange for you to get access.

Please let us know how we can we reschedule the inspection. Board members who live at the building are available and happy to arrange for you to have access at your preferred dated and time.

In addition, as discussed in our previous communications, the Association has taken steps to address the violations listed in the attached Notice of Violation. However, several items listed in the “no entry” report, attached here, were not listed in the Notice of Violation that the Association received, including asbestos and mold.

Further, we are aware that there may be additional violations Unit 5, and have not been informed about whether any outstanding violations in Unit 5 or elsewhere require action by or attention from the Association.

We have not received any response from you to our communications via telephone or email. The Association welcomes the opportunity to work with you and your department to resolve these matters. I can be reached via email or telephone and I am happy to schedule a time to talk, if you prefer.

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597

PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

EMAIL 6 of 11

Date: Tuesday, March 12, 2024 4:00 PM
From: Lee, Joy (DBI)
To: Ellen R. Schuster <eschuster@hughes-gill.com>
Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Subject: **Re: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Hi Ms. Schuster,

Thanks for reaching out. The original reinspection date, Feb. 28th, was noted on the notice of violation that was sent out on Jan. 30th. I am available this Thursday, March 14, at 10:30AM for a reinspection appointment. Please let me know if the date and time work for you all. If so, please make sure someone will be there to provide access into the building.

Thanks,
Inspector Joy Lee

Joy Lee
Housing Inspection- HIS

untrusted sources.

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103
Email: joy.lee@sfgov.org

EMAIL 7 of 11

Date: Wednesday, March 13, 2024 8:44 AM
From: Ellen R. Schuster
To: Lee, Joy (DBI) <joy.lee@sfgov.org>
Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Dear Ms. Lee,

Thank you for your message. This date and time will work. Board member Gloria White will provide you with access to the building.

The Board would like clarification regarding which portions of the common area you would like to access and confirmation that any violations in Unit 5 are items for which the unit owner is responsible. Several items listed in the “no entry” report were not listed in the Notice of Violation that the Association received, including asbestos and mold. Further, we are aware that there may be

additional violations Unit 5, and have not been informed about whether any outstanding violations in Unit 5 or elsewhere require action by or attention from the Association.

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

EMAIL 8 of 11

Date: Wednesday, March 13, 2024 2:26 PM
From: Ellen R. Schuster
To: Lee, Joy (DBI) <joy.lee@sfgov.org>
Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Dear Ms. Lee,

By way of follow up, Gloria White will meet you outside at the front entrance, but she can also be reached on her cell, if needed:

We look forward to hearing from you regarding our outstanding questions.

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

EMAIL 9 of 11

Date: Wednesday, March 13, 2024 3:39 PM
From: Lee, Joy (DBI)
To: Ellen R. Schuster <eschuster@hughes-gill.com>
Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Subject: **Re: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Hi Ms. Schuster,

Thanks for the email. Confirming the reinspection appointment for March 14 at 10:30AM.

Please refer to the attached notice of violation for all the items that will be inspected at time of reinspection. I will reach out to owner of unit#5 for access. I would also suggest the Board to reach out to the owner of unit#5 for access as the case cannot be abated if I cannot confirm all items listed on the notice are corrected.

Thanks,
Inspector Joy Lee

EMAIL 10 of 11

Date: Friday, March 15, 2024 11:56 AM
From: Ellen R. Schuster
To: Lee, Joy (DBI) <joy.lee@sfgov.org>
Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Dear Ms. Lee,

I understand that you conducted the inspection as scheduled on March 14, 2024 at 10:30 am. Please let us know if there are further steps the Association is required to take in the common areas.

Pursuant to your below message, the Association informed Ms. Jones, the owner of Unit 5, that you required access to her unit on March 14 at about 10:30 am and that the Association understood that

you would also reach out to her directly. Ms. Jones informed the Association on March 14 at 11:45 am that she had not heard from you and requested your contact information. How would you like the Association to proceed?

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

EMAIL 11 of 11

Date: Tuesday, April 2, 2024 12:56:49 PM
From: Ellen R. Schuster
To: Lee, Joy (DBI)
Cc: Barahona, Luis (DBI)
Subject: **RE: 1925 Leavenworth Street Condominium HOA - request for extension of deadline**

Attachments:

Department of Building Inspection.pdf

Dear Ms. Lee,

We understand that, pursuant to the attached, the items which are the Association's responsibility have been completely corrected.

As discussed below, Ms. Jones, owner of unit 5, requested your contact information. We did not hear from you regarding how the Association should proceed. Will you please advise?

All the best,
Ellen

Ellen R. Schuster, Esq.
Hughes Gill Cochrane Tinetti, P.C.
1350 Treat Boulevard, Suite 550
Walnut Creek, CA 94597
PHONE [REDACTED] FAX 925-926-1202
Hughes-Gill.com

JONES-to-DBI CORRESPONDENCE — 1925 LEAVENWORTH STREET

Verbatim transcripts of 22 emails from Barbara Ellen Jones to Department of Building Inspection staff, as produced by DBI in its Sunshine Ordinance response (DBI's own records). Chronological order, 2024–2025. Original imaged pages are retained in the full production and available on request.

EMAIL 1 of 22

Date: Wednesday, May 1, 2024 12:10:50 PM
From: Ellen Jones
To: Allen, Mike (DBI)
Subject: **1925 Leavenworth Street #5**

Hi,

I received a letter from you quite some time ago and called immediately to schedule an appointment, you asked for my # and said you would call me back. I got busy and did not follow up. I am having some new plumbing work done in my kitchen and my plumber, Daniel Curiel, was unable to pull a permit earlier this week because of the complaint. Can we schedule a time for you to do an inspection or will you kindly clear the complaint so I can pull a permit?

Complaint #
202313914

Thank you,
Ellen Jones
1925 Leavenworth St, #5
San Francisco, CA 94133

sources.

EMAIL 2 of 22

Date: Friday, May 3, 2024 3:51:35 PM
From: Ellen Jones
To: Allen, Mike (DBI)
Subject: **Re: 1925 Leavenworth Street #5**

Sorry I missed this earlier today. My schedule is pretty flexible. I'm busy Monday morning but free afternoon.

Also not available Thursday morning.

Ellen Jones
King Realty Group
Zillow Premier Agent
Cell [REDACTED]
DRE #02086903

On May 3, 2024, at 11:00 AM, Allen, Mike (DBI) <michael.j.allen1@sfgov.org> wrote:
Hello Ellen Jones,

Yes. I have rechecked the records in our system and see several permits from one contractor around same time as complaint to your address and others. An effort at the time to address several same source complaints. Most have been resolved. I seem to have lost your phone number, but can be available today in early afternoon if you are available. Basically 15 minutes - a quick site inspection to verify your current existing bathroom and kitchen -

to properly close this PID complaint. Please call to discuss your availability today or make an appointment for next week

Thank you in advance,
Michael Allen PID
Plumbing Inspector
628-652-3674

From: Ellen Jones <

Sent: Wednesday, May 1, 2024 12:10 PM
To: Allen, Mike (DBI) <michael.j.allen1@sfgov.org>
Subject: 1925 Leavenworth Street #5

Hi,

I received a letter from you quite some time ago and called immediately to schedule an appointment, you asked for my # and said you would call me back. I got busy and did not follow up. I am having some new plumbing work done in my kitchen and my plumber, Daniel Curiel, was unable to pull a permit earlier this week because of the complaint. Can we schedule a time for you to do an inspection or will you kindly clear the complaint so I can pull a permit?

Complaint #

202313914

Thank you,
Ellen Jones
1925 Leavenworth St, #5
San Francisco, CA 94133

sources.

EMAIL 3 of 22

Date: Thursday, May 23, 2024 7:29:17 AM
From: Ellen Jones
To: Francis, Chris (DBI)
Subject: **Re: 1925 Leavenworth st C# 202423850**

Kitchen is #6. Operating without a license is #15.

Ellen Jones
King Realty Group
Zillow Premier Agent
Cell [REDACTED]

DRE #02086903

On May 23, 2024, at 7:12 AM, Francis, Chris (DBI) <chris.francis@sfgov.org> wrote:

Good morning,

The complaints block/lot (0122/049) is listed as unit 15, description for the complaint lists it as unit 6. Seems like a clerical mistake, but I don't want to send a letter to the incorrect residence. I am looking for clarification of the unit in question?

<https://dbiweb02.sfgov.org/dbipts/default.aspx?>

page=AddressComplaint&ComplaintNo=202423850

Thank you,

Chris Francis
Building Inspector
Department of Building Inspection
49 South Van Ness Avenue
Desk: (628) 652- 3612
Sfdbi.org
Sign up for our customer email list

EMAIL 4 of 22

Date: Thursday, June 27, 2024 3:55:54 PM
From: Ellen Jones
To: Lee, Joy (DBI)
Subject: **Common Area Inspections 1925 Leavenworth St**

Hi Joy

Can you let me know when you will be conducting the inspection of the common area issues that Luis Barahona and

inspector Lopez noted on their recent visit? I'd like to be present.

Ellen Jones

King Realty Group

Zillow Premier Agent

Cell [REDACTED]

DRE #02086903

EMAIL 5 of 22

Date: Friday, June 28, 2024 9:24:36 AM
From: Ellen Jones
To: Barahona, Luis (DBI)
Cc: Lee, Joy (DBI); Lopez, Jose (DBI)
Subject: **Re: Common Area Inspections 1925 Leavenworth St**

Appreciate your follow up. Thank you.

Ellen Jones
King Realty Group
Zillow Premier Agent
Cell 415-517-1402
DRE #02086903

On Jun 28, 2024, at 8:48 AM, Barahona, Luis (DBI) <luis.barahona@sfgov.org> wrote:

Hello Ms. Jones,

A request for routine inspection has been sent out, and the date and time of the requested inspection is July 11th, at 1:30pm. Inspector Paul Chierici will be conducting the inspection.

Luis

Luis Barahona
Senior Housing Inspector

Department of Building Inspection
(628) 652-3375
[sf.gov/dbi]SF.gov/DBI
Sign up for customer updates

From: Barahona, Luis (DBI) <luis.barahona@sfgov.org>
Sent: Thursday, June 27, 2024 4:25 PM
To: Lee, Joy (DBI) <joy.lee@sfgov.org>; Ellen Jones <ellen@king-realtygroup.com>
Cc: Lopez, Jose (DBI) <jose.e.lopez@sfgov.org>
Subject: Re: Common Area Inspections 1925 Leavenworth St

Hey Ms. Jones,

It was a pleasure to meet you yesterday. We are working on getting the routine set up. I will be out of the office beginning Monday July 1st and will return on the 15th . I will have Sr. Inspector Lopez inform you once we have more information regarding the routine. I have also requested access to

the boiler room at my reinspection for the damaged walls. I have mailed you the NOV and the reinspection will be July 29th at 10am.

Todo lo mejor,

Luis
Luis Barahona
Senior Housing Inspector

Department of Building Inspection

(628) 652-3375

[sf.gov/dbi]SF.gov/DBI

Sign up for customer updates

From: Lee, Joy (DBI) <joy.lee@sfgov.org>

Sent: Thursday, June 27, 2024 4:06 PM

To: Ellen Jones <ellen@king-realtygroup.com>

Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>

Subject: Re: Common Area Inspections 1925 Leavenworth St

Hi Ellen,

Thanks for the email. I am not part of the common area inspection that Senior Inspector Barahona and Senior Lopez are leading. I've copied Senior Inspector Barahona in this email who could communicate with you more on the topic.

Thanks,

Inspector Joy Lee

Joy Lee

Housing Inspection- HIS

Department of Building Inspection

49 South Van Ness Avenue, Suite 400

San Francisco, CA 94103

Email: joy.lee@sfgov.org

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Thursday, June 27, 2024 3:54 PM

To: Lee, Joy (DBI) <joy.lee@sfgov.org>

Subject: Common Area Inspections 1925 Leavenworth St

sources.

Hi Joy

Can you let me know when you will be conducting the inspection of the common area issues that Luis Barahona and inspector Lopez noted on their recent visit? I'd like to be present.

Ellen Jones

King Realty Group

Zillow Premier Agent

Cell [REDACTED]

DRE #02086903

Date: Friday, July 12, 2024 8:30:48 AM
From: Ellen Jones
To: Barahona, Luis (DBI); Lopez, Jose (DBI); O'Riordan, Patrick (DBI)
Cc: amy.mathieson@fsresidential.com; Mayor London Breed; Peskin, Aaron (BOS)
Subject: **DBI Problem Remains Unresolved as Citiscape Property Management obstructs, colludes, and bullies with the**

I am 64 years old. After working for Macy's for 35 years, I became temporarily disabled. I was unable to work fulltime for most of 2019 and 2020. In 2021 I declared chapter 7 bankruptcy. As a single Mom I was never able to really contribute to my retirement, always stretching to make ends meet, while raising my daughter in San Francisco. I have worked my tail off to sell over \$30M in real estate in the past 5 years. I was able to sell my home and made a nice profit in 2022. That profit was my nest egg for retirement. After making a down payment on my condo I still had a nice little emergency fund.

In August 2022 I bought this condo. The problems started on day 1 with an HOA President that took an instant dislike to me. I won't get into all the internal politics here. Let's just say that the situation at 1925 Leavenworth Street is rather fraught. The building has significant deferred maintenance and I am surprised it has not been cited for blight. I have spent \$55K in legal fees to resolve the many problems at this address. It has become apparent that mediation is not the answer to this problem. I am going to be forced to file a lawsuit. A retainer for a civil suit is \$100K.

I have exhausted myself both physically and emotionally trying to right a wrong. In the first month or so after moving in, I reported what I perceived to be a problem originating in the boiler room directly below my apartment. DBI came and checked it out and said there was nothing wrong with the ventilation in the boiler room. In November 2023 I was rearranging some furniture and noticed that the lathe on the north wall of my apartment was buckling. I also had become exposed to an extreme allergen (aspergillus mold) in the storage area causing a persistent itchy and painful rash. My Dr prescribed a steroid type inhaler as I was having respiratory problems. I had the storage area and the apartment both tested for mold. Both tests came back positive. After discarding quite a few theories and having significant testing done, I pulled a permit and had the north and east walls of my condo demolished. Eureka, the removal of those walls showed clear evidence that steam was entering the wall and floor cavities of my unit and had caused significant damage to the walls and hardwood floor. I have many pictures but will attach only a few here. There is visible mold on the common area walls that define my space.

I was absolutely unable to get the HOA to respond in any way suitable to resolving the situation. They hired an environmental expert, Peter Kaminski, but will not share his report. I have been blocked at every turn by the HOA and Property Manager. Because I started construction without their "approval" (as they invented rules contrary to our governing documents) and then served me a notice of a disciplinary hearing. Unequal justice, at best. I can only hope that Citiscape's corporate ownership will step in and insure fairness in this hearing, as I am currently only experiencing harassment, bullying, and obstruction.

Attempting to resolve the situation or to get the HOA to do SOMETHING, I reported my

problem to DBI. I met with Inspector Joy Lee and she explained to me that I would get the NOV. Foolishly, I thought this would help to resolve the situation. As I had zero ability to correct the problem coming from a common area, I ended up attending a Director's hearing where I was given a notice of abatement with 14 days to correct the problem. At that time I reached out to President Peskin for his assistance. Tate Hannah instructed me how to rewrite the complaint so that it would be properly inspected against the HOA. Inspector Barahona informed me that DBI would be conducting an inspection that would include the boiler room on 7/11/24 at 1:30. I scheduled my Inspectors from Golden Gate Home Inspections to attend at that time, so we could determine a remedy to my water intrusion problem. Anecdotally, I received an email last night at 9:00 PM that they were doing electrical work in the building starting at 8:00 this morning, significantly less notice than our CCNR's require.

I introduced myself to the inspector and told him I wanted to be included when he looked at the boiler room. Two HOA BOD Members and the Property Manager from Citiscape refused to allow me to enter the boiler room, with April from Citiscape physically blocking my path and verbally intimidating me. April is a bully. April also yelled at my Pest Inspector and ran him off the property. Neither my structural engineer or my pest inspector was able to complete the inspections that I had paid approximately \$1,500 to perform. My structural engineer witnessed this encounter with April. I now have to pay for another inspection as they were prevented from doing the job I had paid them to do. By the way, the areas in question are all considered common areas.

I am truly at the end of my rope. I am living in a substandard, uninhabitable conditions, afflicted with respiratory problems and cannot afford to "move out" until the mold is abated. I am paying a mortgage and getting pretty tapped out with legal fees. Meanwhile, I removed an original built-in cabinet in my kitchen and voila, more mold, more damaged flooring. I realize this is a civil matter but for goodness sakes, what average senior can afford to spend money litigating this? We have laws and civil codes in place and I cannot seem to make any headway. What do I have to do to get this problem fixed?

In previous communications April has smugly insinuated that she has an "in" with the city and boy did I witness that yesterday. I don't blame the inspector...I try to have friendly, positive communications with my Inspectors too. I noticed on 3 of the open NOV's that a "rep" had called to follow up and resolve the issue....I assume that was the property manager. I might add that no one has offered to help me resolve my building problem. In fact, the Property Manager has never once offered to help or hear my side of the story.

There are 11 OPEN Permits in this building, 2 go back to 1996 when the plumbing and drain lines were replaced. One goes from 2018 for Unit #3 where they failed a final inspection for electrical and that problem was never cured, the 6 can lights in the ceiling are still there and they are turned on everyday. There have been 11 NOV's issued in this building historically, 7 are currently open. Most of these NOV's were for kitchen and bath renovations without permits but there are 3 where a wall was moved or tampered with or a window was cut into the lightwell. I reported most of these conditions as I became increasingly concerned about the safety in this building. I have not reported 3 other illegal renovations in the building because I have been so overwhelmingly bullied and intimidated by the BOD and the Property Manager. I am asking you to require the building to close out all open permits with actual inspections, not just a sign off, and to bring all systems that do not h

[... quoted thread continues in full production ...]

EMAIL 7 of 22

Date: Thursday, July 18, 2024 10:32:33 AM
From: Ellen Jones
To: Barahona, Luis (DBI); Lopez, Jose (DBI); O'Riordan, Patrick (DBI); Peskin, Aaron (BOS); Hanna, Tate (DBI)
Subject: **Re: 1925 Leavenworth Street- Building Inspection 7/11/24**

Tate,

Thank you for getting back to me. I'd like to apologize for the vulgar language in my last email. Despite being at the end of my rope, that was unacceptable.

I looked at the Boiler permit (attached) and while I can see that it has been issued I do not see an inspection date. I will follow up with the plumber as I would like to finish my inspections, which include the boiler room, at that time.

I would also like to see a copy of the report from the inspection on 7/11/24. I was unable to locate online.

Thank you,
Ellen Jones

 Cell

Licensed as Barbara Ellen Jones
Best of Zillow, Premier Agent
King Realty Group
DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Tue, Jul 16, 2024 at 4:26 PM Ellen Jones <ellen@king-realtygroup.com> wrote:

Good Afternoon,

I would like to receive a copy of the Building Inspection report from the visit on 7/11/24.

The plumbers are here today preparing for the city required boiler backflow test. I'd appreciate knowing when that test is scheduled so I can schedule my interrupted Pest and Structural inspections at that time.

I'd also appreciate some advice on how to write up the problem I continue to have, as a complaint that will actually bear fruit. I have been trying to correct this since December 1, 2023.

sources.

EMAIL 8 of 22

Date: Monday, July 22, 2024 1:28:56 PM
From: Ellen Jones
To: Barahona, Luis (DBI)
Subject: **Re: Common Area Inspections 1925 Leavenworth St**

Good Afternoon Luis

I was prevented from conversing with the Inspector on 7/11/24 by the property manager and members of our BOD. I would appreciate knowing the name of the inspector and would like to see the report.

Is that something you can share?

Thank you,

Ellen Jones

King Realty Group

Zillow Premier Agent

Cell [REDACTED]

DRE #02086903

From: "Barahona, Luis (DBI)" <luis.barahona@sfgov.org>

Date: June 27, 2024 at 4:25:51 PM PDT

To: "Lee, Joy (DBI)" <joy.lee@sfgov.org>, Ellen Jones <ellen@king-realtygroup.com>

Cc: "Lopez, Jose (DBI)" <jose.e.lopez@sfgov.org>

Subject: Re: Common Area Inspections 1925 Leavenworth St

Hey Ms. Jones,

It was a pleasure to meet you yesterday. We are working on getting the routine set up. I will be out of the office beginning Monday July 1st and will return on the 15th . I will have Sr. Inspector Lopez inform you once we have more information regarding the routine. I have also requested access to the boiler room at my reinspection for the damaged walls. I have mailed you the NOV and the reinspection will be July 29th at 10am.

Todo lo mejor,

Luis

Luis Barahona

Senior Housing Inspector

Department of Building Inspection

(628) 652-3375

[sf.gov/dbi]SF.gov/DBI

Sign up for customer updates

From: Lee, Joy (DBI) <joy.lee@sfgov.org>

Sent: Thursday, June 27, 2024 4:06 PM

To: Ellen Jones <ellen@king-realtygroup.com>

Cc: Barahona, Luis (DBI) <luis.barahona@sfgov.org>

Subject: Re: Common Area Inspections 1925 Leavenworth St

Hi Ellen,

Thanks for the email. I am not part of the common area inspection that Senior Inspector Barahona and Senior Lopez are leading. I've copied Senior Inspector Barahona in this email who could communicate with you more on the topic.

Thanks,

Inspector Joy Lee

Joy Lee

Housing Inspection- HIS

Department of Building Inspection

49 South Van Ness Avenue, Suite 400

San Francisco, CA 94103

Email: joy.lee@sfgov.org

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Thursday, June 27, 2024 3:54 PM

To: Lee, Joy (DBI) <joy.lee@sfgov.org>

Subject: Common Area Inspections 1925 Leavenworth St

sources.

Hi Joy

Can you let me know when you will be conducting the inspection of the common area issues that Luis Barahona and inspector Lopez noted on their recent visit? I'd like to be present.

Ellen Jones

King Realty Group

Zillow Premier Agent

Cell [REDACTED]

DRE #02086903

Date: Thursday, August 29, 2024 3:27:25 PM
From: Ellen Jones
To: Barahona, Luis (DBI); O'Riordan, Patrick (DBI)
Cc: Lee, Joy (DBI); Cityattorney; Peskin, Aaron (BOS); Chierici, Paul (DBI)
Subject: **DBI Complaint 202427293 - Improperly Closed as duplicate**

Good Afternoon,

Here was the body of my complaint:

Description:

(partial, appears to
have been
truncated)

date last observed: 12-AUG-24; time last observed: 12:00 PM; identity of person performing the work: Unknown; floor: 0; unit: 5; exact location: Basement; building type: Other DAMAGED WALLS; EXPIRED PERMITS; FLUES/VENTS DEFECTIVE; OTHER BUILDING; ; additional information: Basement boiler room is not waterproof and is not properly vented, steam is escaping through the ceiling and filling the wall, floor, and ceiling cavities in the condo above and causing major water damage to all finished surfaces which now require professional removal, abatement, and significant rebuilding, deemed uninhabitable by Insurance Company because of the suspected presence of exposed asbestos, mold, lead. Blighted/nuisance property with extremely overgrown vegetation in both front and back yards. electrical main disconnect replacement box work is complete but the work area (east wall) has significant damage and the permit has not been final approved. Multiple open permits for NOV's and

This is NOT a duplicate complaint, the boiler room's lack of waterproofing has never been cited in an NOV, despite current building code requirements, as cited below. Additionally, I listed substandard lighting conditions on the south staircase and the lower portion of the main staircase. This safety issue was not addressed.

As per the IBC1805.1 General.

Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section, with the exception of those spaces containing groups other than residential and institutional where such omission is not detrimental to the building or occupancy.

https://codes.iccsafe.org/content/IBC2024P1/chapter-18-soils-and-foundations#IBC2024P1_Ch18_Sec1805.1

ServPro bid remediating the damage that has been done to 1925 Leavenworth Street #5 as a result of steam filling the wall, floor and ceiling cavities. Only the moisture remediation and move out/move back and storage is \$40,978.13 and that doesn't include the cost to restore my condo to habitable condition. Just a reminder that my condo is only 476 square feet. It is going to have to be demolished to the studs (including portions of the subfloor). Starting 9/1/24 I am paying \$3200/month for temporary, furnished housing. Plus the +\$6400 that I am already out of pocket for labor, hauling, permits.

It doesn't make sense to rebuild my condo when the source of the problem has not been corrected and I have zero confidence that the HOA will choose to incur this

expense.

On DBI's website it says:

Code Enforcement Section (CES) investigates complaints of violations of the Building, Plumbing and Electrical Codes and employs abatement procedures to correct code deficiencies. This section also initiates follow-up enforcement when cases have been referred by other divisions within DBI by holding Director's Hearings and referring cases to the City Attorney for litigation. Assessment fees are collected from building owners that have code violations in order to recover costs incurred by investigations. The section also assists in the preparation and issuance of Emergency Orders for imminent hazards arising from natural disasters and emergencies.

When I went to a Director's Hearing for my NOV on 6/6/24, my hearing document copy claimed that 2 of the 4 items called out on the NOV that the HOA was responsible for, had been corrected, when that clearly was not the case. The building was subsequently cited for those same violations: peeling paint, friable asbestos by Inspector Paul Chierici. When I originally walked the building with Joy Lee on 3/20/24, I pointed out the improper storage of volatile materials and that wasn't ever cited by Joy.

402.2 Common halls and stairways.

Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

https://codes.iccsafe.org/content/IPMC2024P1/chapter-4-light-ventilation-and-occupancy-limitations#IPMC2024P1_Ch04_Sec402.2

While the excessive vegetation was never cited as blight, I noticed it was very quickly removed after the last inspection.

109.1.5 Hazardous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any building, structure or portion thereof that is dangerous.
4. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
5. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

6. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

7. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

8. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.

9. Any portion of a building remains on a site

[... quoted thread continues in full production ...]

EMAIL 10 of 22

Date: Saturday, April 19, 2025 4:16:02 PM
From: Ellen Jones
To: Chierici, Paul (DBI); Barahona, Luis (DBI); Lee, Joy (DBI); Jaime Uziel; SauterStaff; O'Riordan, Patrick (DBI);
Subject: **Structural Certification - 1925 Leavenworth Street**

Exhibit X 1925 Leavenworth Street #5, SF - Preliminary Report on Dwelling Habitability, Life and Safety 4-3-2025.pdf

Sir and Madam,

Please see the attached expert reports concerning structural problems, fire danger and asbestos hazards in the boiler room directly below my condominium unit at 1925 Leavenworth Street #5. This building was designated as a public nuisance and currently has a final warning for an NOV.

Additionally, I would appreciate seeing a copy of the WDO report that the Association was obliged to furnish.

I'm astonished that after at least 3 visits in that room in the past two years that no one from DBI has called out the fire hazards from the wall openings, the friable asbestos in horrible condition, beams that are unsupported, an unreinforced masonry wall. The pressure relief valve pointing at the ceiling with the clearly visible associated water damage and sheet metal attached to the most vulnerable location. The crumbling walls.

I'm aware that DBI considers this a "Civil Issue" as per Mr. Barahona but honestly, how could anyone from DBI walk into that room and think that this is ok?

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

sources.

EMAIL 11 of 22

Date: Friday, April 25, 2025 1:08:21 PM
From: Ellen Jones
To: Barahona, Luis (DBI)
Cc: Chierici, Paul (DBI); Lee, Joy (DBI); Jaime Uziel; SauterStaff; O'Riordan, Patrick (DBI); Gasparac, Christine
Subject: **Re: Structural Certification - 1925 Leavenworth Street**

For the record, I had nothing to do with this complaint....

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Mon, Apr 21, 2025 at 3:02 PM Barahona, Luis (DBI) <luis.barahona@sfgov.org> wrote:

Ms. Jones,

Thank you for contacting us. As you mentioned in your email, this is a civil matter between you and the HOA of your building. We will not be interceding in this situation. As for the open notice of violation Inspector Chierici will be doing a reinspection later this week to determine whether or not all items have been abated on the NOV. You should request that report from the HOA.

Todo lo mejor,

Luis Barahona

Senior Housing Inspector

Department of Building Inspection

(628) 652-3375

[sf.gov/dbi]SF.gov/DBI

Sign up for customer updates

from untrusted sources.

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Saturday, April 19, 2025 4:13 PM

To: Chierici, Paul (DBI) <paul.chierici@sfgov.org>; Barahona, Luis (DBI) <luis.barahona@sfgov.org>;

Lee, Joy (DBI) <joy.lee@sfgov.org>; Jaime Uziel <ju@sheppardlaw.com>; SauterStaff

<SauterStaff@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Gasparac,

Christine (DBI) <christine.gasparac@sfgov.org>; Greene, Matthew (DBI)

<matthew.greene@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Harris, Sonya (DBI)

<sonya.harris@sfgov.org>

Subject: Structural Certification - 1925 Leavenworth Street

Sir and Madam,

Please see the attached expert reports concerning structural problems, fire danger and

asbestos hazards in the boiler room directly below my condominium unit at 1925 Leavenworth Street #5. This building was designated as a public nuisance and currently has a final warning for an NOV.

Additionally, I would appreciate seeing a copy of the WDO report that the Association was obliged to furnish.

I'm astonished that after at least 3 visits in that room in the past two years that no one from DBI has called out the fire hazards from the wall openings, the friable asbestos in horrible condition, beams that are unsupported, an unreinforced masonry wall. The pressure relief valve pointing at the ceiling with the clearly visible associated water damage and sheet metal attached to the most vulnerable location. The crumbling walls.

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Ellen Jones

██████████ Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

EMAIL 12 of 22

Date: Friday, May 2, 2025 7:17:07 PM

From: Ellen Jones

To: Jaime Uziel; Chierici, Paul (DBI); Barahona, Luis (DBI); Lee, Joy (DBI)

Subject: **NOV at 1925 Leavenworth St**

I do not know why my name is on this document. I did not make this complaint and I am not responsible for the boiler room. Please remove my name from the NOV.

Ellen Jones

██████████ Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

sources.

EMAIL 13 of 22

Date: Tuesday, May 13, 2025 10:44:36 AM
From: Ellen Jones
To: Kwok, Stephen (DBI); Barnes, Jeffrey (DBI)
Subject: **1925 Leavenworth Street #5**

Comment Response Letter - 1925 Leavenworth St #5.pdf
Residential 20Unit 20Interior 20Remodel 1925 20Leavenworth 20St 20- 20PERMIT 20SET rev1.pdf.pdf

Hi Stephen,

Thank you for taking my call earlier today.

I am in the process of getting approval for a renovation Permit #202505075952

Please find the plan set I am working with to address Planning notes and also the environmental report that I had completed last year before we started work on removing the slumping lathe and plaster.

I would like an explanation from Inspector Barnes, in writing, as to why he thought it was appropriate to let himself into my property without my permission. Completely egregious and an overstep of his authority, something that seems to be happening with increasing frequency in government.

Once I have the large format prints in hand I will go back to Planning for a sign off prior to commencing work.

Funny, he didn't seem to notice that the adjacent unit did a kitchen and bath remodel without plans as evidenced by the backerboard visible in my bathroom and the drywall visible in my kitchen. See attached photos.

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

sources.

EMAIL 14 of 22

Date: Monday, June 30, 2025 3:42:48 PM
From: Ellen Jones
To: Yu, Anne (DBI)
Cc: Inspection Services, DBI (DBI)
Subject: **Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941**

I do not see a payment link, please advise.

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Mon, Jun 30, 2025 at 3:39 PM Yu, Anne (DBI) <anne.yu@sfgov.org> wrote:

Hello,

We have emailed you an invoice for your extension request for 1925 Leavenworth St.

Should you decide to pay with a credit card, note that there is a 2.5% convenience fee added to any credit card transactions. There is no convenience fee if paying with e-check.

Please inform me when the payment has been made so I can complete the process as soon as possible.

Once the transaction is finalized, I will send you a follow-up email with a copy of the receipt for your records.

NOTE: If payment is not received within 10-business days from the invoice date, we will consider this request cancelled.

If you have any questions, you may reply to this email or contact me at (628) 652-3364, Mon-Fri, 7:30am to 4:30pm.

Thank you,
Anne

From: Romero, Alejandro (DBI) <alejandro.romero@sfgov.org> On Behalf Of Inspection Services, DBI (DBI)
Sent: Monday, June 30, 2025 1:41 PM
To: Yu, Anne (DBI) <anne.yu@sfgov.org>
Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>
Subject: 1st Extension - 1925 Leavenworth St - 202406204941

Hi Anne,

Can you please process this request we received at the counter? The documents are in the pending payment folder.

Send invoice or contact applicant at the email address provided on the Service Request Form. – ellen@king-realtygroup.com

Thank you,
Alejandro

sources.

EMAIL 15 of 22

Date: Monday, June 30, 2025 3:50:13 PM
From: Ellen Jones
To: Yu, Anne (DBI)
Subject: **Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941**

Yes, please send to my personal email,
I do not see either payment link
email.

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Mon, Jun 30, 2025 at 3:45 PM Yu, Anne (DBI) <anne.yu@sfgov.org> wrote:

Hi,

I sent it again. Do you have another email I can send you? If you do not receive again?

Thanks

Anne

From: Ellen Jones <ellen@king-realtygroup.com>
Sent: Monday, June 30, 2025 3:42 PM
To: Yu, Anne (DBI) <anne.yu@sfgov.org>
Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>
Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

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Anne

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Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>
Subject: 1st Extension - 1925 Leavenworth St - 202406204941

Hi Anne,

Can you please process this request we received at the counter? The documents
are in the pending payment folder.

Send invoice or contact applicant at the email address provided on the Service
Request Form. – ellen@king-realtygroup.com

Thank you,
Alejandro

EMAIL 16 of 22

Date: Monday, June 30, 2025 4:00:55 PM
From: Ellen Jones
To: Yu, Anne (DBI)
Subject: **Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941**

Yes I now see the invoice in my personal email. I'm confused as I only paid \$303.41 for the permit in the first place, see attached receipt. I thought I was being charged 10% of that amount?

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Mon, Jun 30, 2025 at 3:52 PM Yu, Anne (DBI) <anne.yu@sfgov.org> wrote:

Hi,

I just invoiced you again.

Thanks

Anne

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Monday, June 30, 2025 3:49 PM

To: Yu, Anne (DBI) <anne.yu@sfgov.org>

Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

Yes, please send to my personal email,

I do not see either payment

link email.

sources.

From: Ellen Jones <ellen@king-realtygroup.com>

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To: Yu, Anne (DBI) <anne.yu@sfgov.org>

Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>

Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

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Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent
King Realty Group
DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

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Once the transaction is finalized, I will send you a follow-up email with a copy of the receipt for your records.

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Thank you,
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Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>
Subject: 1st Extension - 1925 Leavenworth St - 202406204941

Hi Anne,

Can you please process this request we received at the counter? The documents are in the pending payment folder.

Send invoice or contact applicant at the email address provided on the Service Request Form. – ellen@king-realtygroup.com

Thank you,
Alejandro

EMAIL 17 of 22

Date: Monday, June 30, 2025 4:10:15 PM
From: Ellen Jones
To: Yu, Anne (DBI)
Subject: **Re: 1st Extension - 1925 Leavenworth St - 202406204941**

So I have to pay the permit fee again?

Ellen Jones
King Realty Group
Zillow Premier Agent
Cell [REDACTED]
DRE #02086903

On Jun 30, 2025, at 4:04 PM, Yu, Anne (DBI) <anne.yu@sfgov.org> wrote:

Hi,

The formula is 10% of the inspection fees which is \$262.91. 10% of that is \$26.29. You add \$26.29 to \$298.38 and the total is \$324.67.

Anne

From: Ellen Jones <ellen@king-realtygroup.com>
Sent: Monday, June 30, 2025 4:00 PM
To: Yu, Anne (DBI) <anne.yu@sfgov.org>
Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

Yes I now see the invoice in my personal email. I'm confused as I only paid \$303.41 for the permit in the first place, see attached receipt. I thought I was being charged 10% of that amount?

Ellen Jones
[REDACTED] Cell
Licensed as Barbara Ellen Jones
Best of Zillow, Premier Agent
King Realty Group
DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

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Thanks
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Sent: Monday, June 30, 2025 3:49 PM
To: Yu, Anne (DBI) <anne.yu@sfgov.org>
Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

Yes, please send to my personal email,
I do not see either payment
link email.

Ellen Jones
 Cell
Licensed as Barbara Ellen Jones
Best of Zillow, Premier Agent
King Realty Group
DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

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Hi,
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Thanks

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From: Ellen Jones <ellen@king-realtygroup.com>
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To: Yu, Anne (DBI) <anne.yu@sfgov.org>
Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>
Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

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Thank you,
Alejandro

EMAIL 18 of 22

Date: Monday, June 30, 2025 4:17:35 PM
From: Ellen Jones
To: Yu, Anne (DBI)
Subject: **Re: 1st Extension - 1925 Leavenworth St - 202406204941**

Paid.

Ellen Jones

Cell [REDACTED]

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

On Mon, Jun 30, 2025 at 4:12 PM Yu, Anne (DBI) <anne.yu@sfgov.org> wrote:

Hi,

You are paying for an extension \$324.67.

Thanks

Anne

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Monday, June 30, 2025 4:09 PM

To: Yu, Anne (DBI) <anne.yu@sfgov.org>

Subject: Re: 1st Extension - 1925 Leavenworth St - 202406204941

So I have to pay the permit fee again?

Ellen Jones

King Realty Group

Zillow Premier Agent

Cell [REDACTED]

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From: Ellen Jones <ellen@king-realtygroup.com>

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Subject: Re: FW: 1st Extension - 1925 Leavenworth St - 202406204941

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Ellen Jones

Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

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Thank you,

Anne

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To: Yu, Anne (DBI) <anne.yu@sfgov.org>

Cc: Inspection Services, DBI (DBI) <dbi.inspectionservices@sfgov.org>

Subject: 1st Extension - 1925 Leavenworth St - 202406204941

Hi Anne,

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Send invoice or contact applicant at the email address provided on the Service Request Form. – ellen@king-realtygroup.com

Thank you,

Alejandro

from untrusted sources.

EMAIL 19 of 22

Date: Saturday, November 15, 2025 7:07:46 AM
From: Ellen Jones
To: Lee, Joy (DBI)
Subject: **Re: Complaint#202546498**

I am free at that time. Please text me when you arrive.

Ellen Jones

Cell [REDACTED]

DRE #02086903

On Nov 14, 2025, at 4:01 PM, Lee, Joy (DBI) <joy.lee@sfgov.org> wrote:

Hi Ms. Ellen Jones,

I am reaching out regarding a new complaint filed for the address 1925 Leavenworth st and would like to schedule an inspection to get access into the property. I am available next Tuesday, Nov. 18th, at 11AM. Please let me know if the proposed time and date would work for you.

Thanks,

Inspector Joy Lee

Joy Lee

Housing Inspection- HIS

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103
Email: joy.lee@sfgov.org

from untrusted sources.

EMAIL 20 of 22

Date: Saturday, November 15, 2025 7:10:47 AM
From: Ellen Jones
To: Lee, Joy (DBI)
Subject: **Re: Complaint#202546498**

I have 30 minutes starting at 11. Otherwise will need to come a different time.

Ellen Jones

Cell [REDACTED]

DRE #02086903

On Nov 15, 2025, at 7:07 AM, Ellen Jones <
wrote:

I am free at that time. Please text me when you arrive.

Ellen Jones

Cell [REDACTED]

DRE #02086903

On Nov 14, 2025, at 4:01 PM, Lee, Joy (DBI) <joy.lee@sfgov.org> wrote:

Hi Ms. Ellen Jones,

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Thanks,

Inspector Joy Lee

Joy Lee

Housing Inspection- HIS

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103
Email: joy.lee@sfgov.org

sources.

EMAIL 21 of 22

Date: Monday, November 17, 2025 3:32:06 PM
From: Ellen Jones
To: Lee, Joy (DBI)
Subject: **Re: Complaint#202546498**

I will see you then.

Ellen Jones

On Nov 17, 2025, at 1:49 PM, Lee, Joy (DBI) <joy.lee@sfgov.org> wrote:

Hi Ms. Ellen Jones,

Confirming the inspection appointment at 10AM tomorrow, Nov. 18th. I will reach out to you when I arrive at the property tomorrow.

Thanks,

Inspector Joy Lee

Joy Lee

Housing Inspection- HIS

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103

Email: joy.lee@sfgov.org

From: Ellen Jones <

Sent: Saturday, November 15, 2025 7:09 AM

To: Lee, Joy (DBI) <joy.lee@sfgov.org>

Subject: Re: Complaint#202546498

I have 30 minutes starting at 11. Otherwise will need to come a different time.

Ellen Jones

Cell [REDACTED]

DRE #02086903

On Nov 15, 2025, at 7:07 AM, Ellen Jones <
wrote:

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Ellen Jones

Cell [REDACTED]

DRE #02086903

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Hi Ms. Ellen Jones,

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Inspector Joy Lee

Joy Lee
Housing Inspection- HIS

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103
Email: joy.lee@sfgov.org

from untrusted sources.

EMAIL 22 of 22

Date: Tuesday, November 18, 2025 10:05:52 AM
From: Ellen Jones
To: Lee, Joy (DBI)
Subject: **Re: Complaint#202546498**

Please text me at
Cell 415-517-1402
Ellen

On Nov 17, 2025, at 1:49 PM, Lee, Joy (DBI) <joy.lee@sfgov.org> wrote:

Hi Ms. Ellen Jones,

Confirming the inspection appointment at 10AM tomorrow, Nov. 18th. I will reach out to you when I arrive at the property tomorrow.

Thanks,

Inspector Joy Lee

Joy Lee

Housing Inspection- HIS

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103
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Ellen Jones

Cell [REDACTED]

DRE #02086903

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Ellen Jones

Cell [REDACTED]

DRE #02086903

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Thanks,

Inspector Joy Lee
Joy Lee
Housing Inspection- HIS

Department of Building Inspection
49 South Van Ness Avenue, Suite 400
San Francisco, CA 94103
Email: joy.lee@sfgov.org

from untrusted sources.

TRANSCRIPTS FROM DBI SUNSHINE ORDINANCE PRODUCTION — 1925 LEAVENWORTH STREET

Verbatim text from DBI's own produced records (Sunshine Ordinance request).

Original imaged pages are in the full production files retained by the requester.

=====

EMAIL 1 — Saturday, April 19, 2025, 4:13 PM

From: Ellen Jones — To: Chierici (DBI); Barahona (DBI); Lee (DBI); Uziel;

Sauter staff; O'Riordan (DBI Director); Gasparac (DBI); Greene (DBI);

Mayor Daniel Lurie; Harris (DBI)

Subject: Structural Certification - 1925 Leavenworth Street

=====

From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Saturday, April 19, 2025 4:13 PM

To: Chierici, Paul (DBI) <paul.chierici@sfgov.org>; Barahona, Luis (DBI) <luis.barahona@sfgov.org>;

Lee, Joy (DBI) <joy.lee@sfgov.org>; Jaime Uziel <ju@sheppardlaw.com>; SauterStaff

<SauterStaff@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Gasparac,

Christine (DBI) <christine.gasparac@sfgov.org>; Greene, Matthew (DBI)

<matthew.greene@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Harris, Sonya (DBI)

<sonya.harris@sfgov.org>

Subject: Structural Certification - 1925 Leavenworth Street

Sir and Madam,

Please see the attached expert reports concerning structural problems, fire danger and

asbestos hazards in the boiler room directly below my condominium unit at 1925

Leavenworth Street #5. This building was designated as a public nuisance and currently has

a final warning for an NOV.

Additionally, I would appreciate seeing a copy of the WDO report that the Association was obliged to furnish.

I'm astonished that after at least 3 visits in that room in the past two years that no one from DBI has called out the fire hazards from the wall openings, the friable asbestos in horrible condition, beams that are unsupported, an unreinforced masonry wall. The pressure relief valve pointing at the ceiling with the clearly visible associated water damage and sheet metal attached to the most vulnerable location. The crumbling walls.

I'm aware that DBI considers this a "Civil Issue" as per Mr. Barahona but honestly, how could anyone from DBI walk into that room and think that this is ok?

Ellen Jones

 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

--- PAGE 205 ---

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From:

Kwok, Stephen (DBI)

=====

EMAIL 2 — Thursday, May 15, 2025, 10:40 AM

From: Ellen Jones — To: Sr. Building Inspector Stephen Kwok (DBI)

Subject: Unauthorized Entry by Inspector Jeffrey Barnes, Improper \$1,761.03

Fine, and inconsistent Enforcement of Public Nuisance Conditions

— WITH DBI'S INTERNAL REACTION: Sr. Inspector Kwok forwarded it the same week to Inspectors Birmingham, Howard, and Greene asking:
"How do we respond? Please assist."

=====

To:

Birmingham, Kevin (DBI); Howard, Brett (DBI); Greene, Matthew (DBI)

Subject:

Fw: Unauthorized Entry by Inspector Jeffrey Barnes, Improper \$1,761.03 Fine, and inconsistent Enforcement of

Public Nuisance Conditions - 1925 Leavenworth St, Unit #5

Date:

Thursday, May 15, 2025 12:53:25 PM

Attachments:

1925 Leavenworth Street #5, SF - Preliminary Report on Dwelling Habitability, Life and Safety 4-3-2025 backup.pdf

Please see email below.

How do we respond? Please assist.

Thank you.

STEPHEN KWOK

Senior Building Inspector

Building Inspection Division - Department of Building Inspection

(628) 652-3494

SFDBI.org

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From: Ellen Jones <ellen@king-realtygroup.com>

Sent: Thursday, May 15, 2025 10:40 AM

To: Kwok, Stephen (DBI) <stephen.kwok@sfgov.org>

Cc: danny@dannyd3.com <danny@dannyd3.com>

Subject: Unauthorized Entry by Inspector Jeffrey Barnes, Improper \$1,761.03 Fine, and inconsistent Enforcement of Public Nuisance Conditions - 1925 Leavenworth St, Unit #5

May 15, 2025

Stephen Kwok Senior Building Inspector Department of Building Inspection 49 South Van Ness Avenue San Francisco, CA 94103

RE: Unauthorized Entry by Inspector Jeffrey Barnes, Improper \$1,761.03 Fine, and inconsistent Enforcement of Public Nuisance Conditions - 1925 Leavenworth St, Unit #5

Dear Mr. Kwok:

I am writing to express my serious concern regarding the conduct of Building Inspector Jeffrey Barnes, who entered my property at 1925 Leavenworth Street, Unit #5, without my consent or prior notification on May 13, 2025, resulting in a substantial and improper fine of \$1,761.03.

Documented Unauthorized Entry and Improper Fine

The timeline of the unauthorized entry, which is documented by Ring video surveillance footage, is as follows:

--- PAGE 206 ---

9:36 AM: Inspector Barnes entered my property without permission

9:38 AM: Inspector Barnes exited my unit after a cursory two-minute inspection

9:57 AM: Inspector Barnes posted a Notice of Violation on my property

10:14 AM: Kelly Wyllie (associated with our HOA) photographed the NOV

Subsequently: A \$1,761.03 fine was assessed based on this unauthorized inspection

I am the homeowner, not a tenant, and was not home during this incident. I received no prior notification of the inspection and did not authorize anyone to enter my unit. My Ring video footage confirms that my door was not open when Inspector Barnes entered, directly contradicting any potential claim that the door was ajar or that entry was made to an open doorway. This was clearly not an emergency situation, as evidenced by the brief two-minute inspection and the 19-minute delay before posting the NOV.

Public Nuisance Designation and Enforcement

Inconsistency

I must emphasize that 1925 Leavenworth Street has been officially designated as a "public nuisance" by DBI on multiple occasions in recent years, most recently in NOV #202537265 dated May 5, 2025, which specifically states:

"IMPORTANT NOTE: Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code."

Yet despite this formal public nuisance designation, DBI has repeatedly characterized my complaints about these exact same conditions as merely "civil matters" between myself and the HOA. This inconsistent approach creates a fundamental contradiction:

1. When DBI cites the building, it acknowledges these are code violations and public nuisance conditions

2. When I report the same conditions, I'm told they are merely "civil matters"

3. When DBI enters my unit without permission, I am subject to significant fines

This inconsistency is particularly troubling considering I am on the receiving end of this "civil matter" - I am the party being harmed by the public nuisance conditions that DBI has officially recognized yet failed to enforce until recently.

Request for Consistent Code Enforcement

I have attached copies of two professional reports I commissioned at considerable expense:

Kevin Kearney's Preliminary Report on Dwelling Habitability (dated 4/3/2025)

Jakob Walter's Foundation and Structural Assessment (dated 3/4/2025)

These reports document numerous serious code violations that affect life safety. I have been displaced from my unit since September 2024 due to these conditions. I simply ask that DBI enforce all applicable building codes with the same diligence and urgency applied to the HOA as has been applied to me as an individual owner.

I specifically request that DBI:

1. Apply the same strict enforcement standards to the HOA that it has applied to me
2. Fully investigate the three new complaints I filed on May 14, 2025

--- PAGE 207 ---

3. Strictly enforce the 30-day timeline on NOV #202537265 (due June 5, 2025)

4. Acknowledge that "public nuisance" conditions are not merely "civil matters" but require direct and consistent code enforcement

Response to Unauthorized Entry

Regarding the unauthorized entry and improper fine:

1. I request immediate withdrawal of the \$1,761.03 fine based on its improper foundation
2. I request a written explanation of how Inspector Barnes gained access to my secure building and my private unit
3. I request invalidation of any NOV issued under these improper circumstances
4. I am prepared to provide my Ring video footage as evidence that my door was not open when entry was made

I understand the important role DBI plays in ensuring building safety, and I fully support enforcement of life-safety codes. I ask only that this enforcement be consistent, fair, and conducted within proper legal procedures that respect property rights.

I look forward to your prompt response to these serious matters. I can be reached at 415-517-1402 or ellen@king-realtygroup.com.

Sincerely,

Ellen Jones

Attachments: (2 reports, 1 attachment)

1. Kevin Kearney's Preliminary Report on Dwelling Habitability (4/3/2025)
2. Jakob Walter's Foundation and Structural Assessment (3/4/2025)

cc: District 3 Supervisor

Ellen Jones

415-517-1402 Cell

Licensed as Barbara Ellen Jones

Best of Zillow, Premier Agent

King Realty Group

DRE #02086903

<https://featuredagentmagazine.com/march-2023/>

Schedule a meeting with me: <https://ellen.king-realtygroup.com/calendar>

--- PAGE 208 ---

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From:

Kwok, Stephen (DBI)

To:

Birmingham, Kevin (DBI); Howard, Brett (DBI); Greene, Matthew (DBI)

Subject:

Fw: Unauthorized Entry by Inspector Jeffrey Barnes, Improper \$1,761.03 Fine, and inconsistent Enforcement of

Public Nuisance Conditions - 1925 Leavenworth St, Unit #5

Date:

Thursday, May 15, 2025 12:53:26 PM

DBI COMPLAINT RECORD — 1925 LEAVENWORTH STREET, SAN FRANCISCO

Block 0122, Lot 036 • Compiled August 10, 2026 from the San Francisco Department of Building Inspection Permit/Complaint Tracking System (dbiweb02.sfgov.org) and DataSF (data.sfgov.org) • 43+ complaints, 2001–2026. Every entry is verifiable by number on DBI's public tracker.

COVER SHEET — WHAT THIS RECORD SHOWS

1. Complaints closed as "duplicates" that were not duplicates

Complaint	Filed	Reported condition	Closure
202537658	5/15/2025	Boiler-room separation deficiencies; unreinforced masonry; missing thermal/fire barriers	SAME DAY — "Duplicate complaint. Refer to #202537265" (a boiler-room NOV that cites none of these items)
202537790	5/19/2025	Relief-valve discharge; incinerator without rain cap; no waterproofing between boiler room and Unit 5	SAME DAY — "Duplicate complaint. Refer to #202537265"
202537999	5/22/2025	Post-and-beam structural failures: displaced girders, cracked joists, earth-to-wood decay	NEXT DAY — "Duplicate complaint. Refer to #202537265." No NOV has ever cited these structural conditions.
202541508	8/12/2025	Major work without permit: ceiling demolition and asbestos abatement in basement	SAME DAY — "case closed as duplicate per JG, see complaint 202541509." Complaint 202541509 is a Unit 7 kitchen/bath complaint — different location, different scope.

A fifth, Complaint 202427293 (8/13/2024, boiler-room waterproofing/venting), was closed nine days after filing; the complainant's contemporaneous written objection to Sr. Inspector Barahona and Director O'Riordan (8/29/2024, in DBI's own Sunshine Ordinance production) documents that it was improperly closed as a duplicate and that the boiler room's lack of waterproofing "has never been cited in an NOV."

2. THE BOARD OFFICERS' UNITS — never corrected

Unit 4 (current board president): Complaint 202422119 (4/11/2024): "window cut into lightwell," no permit. DBI's own complaint investigation team wrote 4/15/2024: "no permit for this unit is considered work without permit," and generated successor complaint 202422313 specifically for Unit 4. What followed, per DBI's activity log: one "no access" visit, three mailed letters, an owner contact on 6/13/2024 ("agreed to research issue"), follow-ups through September 2024 — then, on 5/2/2025, nearly thirteen months after filing, closure: "Have completed investigation process, unverifiable complaint at this time." No NOV ever issued. Nothing corrected. A window cut into a lightwell is a permanent, visible, physical alteration. Unit 4 is now owned by the president of the Association's Board of Directors (ownership verifiable through the Assessor-Recorder).

Unit 16 (decades-long former board president): Complaint 200730014 (11/7/2007): kitchen and bathroom remodel without a permit. The case stayed open four and a half years, until 5/21/2012.

Compare Unit 5 — the owner who reported the building's hazards: complaint 202537467 ("demolished apartment number 5 without an issued permit" — she held permits) produced a warrantless entry by an inspector within days, an NOV nineteen minutes after a two-minute walkthrough, and a \$1,761.03 nine-times penalty. Unit 4: thirteen months of letters, then "unverifiable." Unit 16: four and a half years. Unit 5: two minutes, then a fine.

3. Unpermitted construction across the building — and how fast DBI closed it

Twenty-plus complaints allege construction without permits across at least ten units (Units 1, 3, 4, 5, 6, 7, 10, 14, 15, 16, 17 and common areas). Closure times for other units' unpermitted-work complaints: same day (202423849), next day (202313108), two days (202541509), four days (202423850), five days (202422108, 202422115, 202313113). The Unit 7 complaint (202541509, kitchen and bathroom renovation without permit) was closed in two days by Inspector Martin — "Walk through revealed that kitchen and bathroom was not updated recently" — although the unit's own 2020 seller disclosure listed "Updated flooring throughout, new bathroom vanity, toilet, light fixtures, and doors updated in 2020."

4. Disparate treatment, in the Association's own correspondence

DBI's Sunshine production shows the Association's then-attorney simultaneously (a) requesting extensions of the Association's own NOV deadlines ("The Association respectfully requests a 2 week extension of the deadline") and (b) pointing DBI at the reporting owner in the same correspondence ("It appears that the owner of unit 5 may be in violation of the applicable code"; "Items listed in the Notice which are inside Unit 5 are the unit owner's responsibility"). The Association organized collectively around DBI enforcement — a 5/25/2024 email circulated to all owners about the June 6, 2024 Director's Hearing urged the ownership to "come up with a strategy" — while subjecting the reporting owner to a cease-and-desist, a disciplinary hearing, a fine, a recorded lien, and a court application to halt her permitted work (denied on all three grounds, 12/31/2024).

5. The fire-safety record (SFFD holds parallel files)

On 8/15/2023 the building filled with smoke and a tenant shut the fire alarm off; on 9/1/2023 the decades-long board president (Unit 16) did the same during an activation — both reported in writing to the property manager and the full board, and to the San Francisco Fire Department by complaint. On 5/12/2024, an SFFD chief on scene admonished the same board president on video: "in the future, do not reset it... You can silence it, but do not reset it. And so we can come look at the panel." Her reply: "That's what I did." Once a panel is reset, SFFD cannot read the codes showing what triggered the alarm. SFFD incident records for these responses are requestable.

6. Still open against the Association today

NOV #202537265 (public nuisance, Housing Code § 1001-d): final warning 5/20/2026, post-abatement verification outstanding — no Director's Hearing ever set. NOV #202653035 (exterior dry rot/peeling paint, re-cited after improper closure): final warning 4/22/2026 — unresolved. The only Director's Hearing this property has seen (June 6, 2024, Hearing No. 202418294) addressed the complaint arising from damage to Unit 5.

COMPLAINT INDEX — DESCENDING DATE ORDER

Complaint 202653035 — filed 2026-03-19 — Unit 1 — Housing Division — **ACTIVE**

Peeling paint (exterior dry rot re-cite after prior improper closure)

FINAL WARNING 4/22/2026; remains open

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202653035>

Complaint 202650194 — filed 2026-01-27 — Unit — — Electrical Division — **Closed** — closed 2026-01-28 (1 day)

Multiple ring security cameras installed with bright flood lights, without permit

Closed in 1 day

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202650194>

Complaint 202546498 — filed 2025-11-13 — Unit — — Housing Division — **Closed** — closed 2026-01-27 (75 days)

Recycling not picked up, rodents present, poor lighting, security issues

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202546498>

Complaint 202543612 — filed 2025-09-18 — Unit — — Building Division — **Closed** — closed 2026-01-02 (106 days)

16-unit building with no construction permit - materials brought in

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202543612>

Complaint 202542722 — filed 2025-09-03 — Unit — — Housing Division — **Closed** — closed 2025-09-23 (20 days)

Overgrown weeds exceeding 6 feet; debris; staircase safety hazards

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202542722>

Complaint 202541509 — filed 2025-08-12 — Unit 7 — Building Division — **Closed** — closed 2025-08-14 (2 days)

Bathroom and kitchen renovation without a permit; fresh paint throughout

Closed in 2 days by Inspector Martin: 'Walk through revealed that kitchen and bathroom was not updated recently' — despite seller's own 2020 disclosure of updates

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202541509>

Complaint 202541508 — filed 2025-08-12 — Unit — — Building Division — **Closed** — closed 2025-08-12 (0 days)

Major work without permit: demo of ceiling and asbestos abatement (basement)

CLOSED SAME DAY as 'duplicate per JG, see complaint 202541509' — but 202541509 is Unit 7 kitchen/bath; different location and scope. NOT A DUPLICATE

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202541508>

Complaint 202537999 — filed 2025-05-22 — Unit — — Housing Division — **Closed** — closed 2025-05-23 (1 day)

Structural: displaced girders lacking connections, cracked joists, earth-to-wood decay, improper sistering (post-and-beam)

CLOSED NEXT DAY: 'Duplicate complaint. Refer to #202537265' — but 202537265 is the boiler-room NOV; these structural items appear in no NOV. NOT A DUPLICATE

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202537999>

Complaint 202537790 — filed 2025-05-19 — Unit — — Housing Division — **Closed** — closed 2025-05-19 (0 days)

Water intrusion: boiler relief valve discharge, incinerator without rain cap, no waterproofing between boiler room and Unit 5, dampproofing absent

CLOSED SAME DAY: 'Duplicate complaint. Refer to #202537265' — items not all covered by that NOV. NOT A DUPLICATE

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202537790>

Complaint 202537658 — filed 2025-05-15 — Unit — — Housing Division — **Closed** — closed 2025-05-15 (0 days)

Boiler room separation deficiencies; unreinforced masonry; missing thermal/fire barriers

CLOSED SAME DAY: 'Duplicate complaint. Refer to #202537265' — URM and fire-barrier items appear in no NOV. NOT A DUPLICATE

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202537658>

Complaint 202537467 — filed 2025-05-09 — Unit 5 — Building Division — **ACTIVE**

'Demolished apartment number 5 without an issued permit' (complainant unknown; owner had permits; basis of the 5/13/25 warrantless entry by Insp. Barnes and 9x penalty, \$1,761.03; \$1,369.69 refund confirmed 7/28/26)

Prosecuted against the reporting homeowner while HOA complaints closed

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202537467>

Complaint 202537265 — filed 2025-05-05 — Unit 1 — Housing Division — **ACTIVE**

Public nuisance (Housing Code 1001-d); referenced #202536775; boiler room

FINAL WARNING 5/20/2026; Item 3 (post-abatement verification) outstanding; no Director's Hearing ever set

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202537265>

Complaint 202536775 — filed 2025-04-24 — Unit 5 — Housing Division — **Closed** — closed 2025-05-05 (11 days)

Boiler room holes; masonry wall large holes; asbestos

Rolled into NOV #202536775 (issued 5/2/2025 to HOA)

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202536775>

Complaint 202432224 — filed 2024-12-19 — Unit — — Building Division — **Abated** — closed 2024-12-20 (1 day)

Construction at rear of building, no permit believed

Abated next day by Inspector Damien Martin: retaining wall under 40 inches, no permit required

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202432224>

Complaint 202432008 — filed 2024-12-16 — Unit — — Housing Division — **Closed** — closed 2024-12-17 (1 day)

Damaged walls; dilapidated structure; water entering building; friable asbestos; dry rot; termites; mold

CLOSED NEXT DAY citing 'over 20 items in all common areas were inspected' across five complaints

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202432008>

Complaint 202427293 — filed 2024-08-13 — Unit 5 — Housing Division — **Closed** — closed 2024-08-22 (9 days)

Basement boiler room not waterproof, improperly vented; steam damage to Unit 5; expired permits; substandard stair lighting

Complainant's 8/29/2024 written objection (in DBI Sunshine production) documents improper duplicate closure; waterproofing never cited in any NOV

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202427293>

Complaint 202426411 — filed 2024-07-24 — Unit 17 — Housing Division — **Closed** — closed 2024-07-26 (2 days)

Paint scraped without lead precautions; water entering incinerator; stairs unsafe

Closed in 2 days

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202426411>

Complaint 202426079 — filed 2024-07-15 — Unit 2 — Housing Division — **Closed** — closed 2025-05-01 (290 days)

Routine periodic health and safety inspection

Produced NOV #202426079 (14 violations, nuisance, 7/15/2024)

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202426079>

Complaint 202424693 — filed 2024-06-12 — Unit 5 — Housing Division — **Closed** — closed 2024-08-02 (51 days)

Water, steam, condensate entering from common area causing damage

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202424693>

Complaint 202424047 — filed 2024-05-24 — Unit 6 — Building Division — **ACTIVE**

Kitchen and bathroom remodeled without permits

Still open

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202424047>

Complaint 202423850 — filed 2024-05-20 — Unit 15 — Building Division — **Closed** — closed 2024-05-24 (4 days)

Kitchen and bathroom remodeled without permits

Closed in 4 days

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202423850>

Complaint 202423849 — filed 2024-05-20 — Unit 15 — Building Division — **Closed** — closed 2024-05-20 (0 days)

Operating as an ILO without a license

Closed same day

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202423849>

Complaint 202422505 — filed 2024-04-22 — Unit 5 — Building Division — **Closed** — closed 2024-05-01 (9 days)

Un-permitted remodel of kitchen and bathroom in Unit 5

Closed in 9 days (complaint against the reporting homeowner's unit)

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422505>

Complaint 202422313 — filed 2024-04-16 — Unit 4 — Building Division — **Closed** — closed 2025-05-02 (381 days)

Window cut into lightwell, work without permit (UNIT 4 — the unit now owned by the HOA board president)

After 'no access' 4/17/24, three mailed letters, owner contact 6/13/24 ('agreed to research issue') and follow-ups through Sept 2024, DBI closed it 5/2/2025: 'Have completed investigation process, unverifiable complaint at this time.' NO NOV ISSUED; NEVER CORRECTED. A window cut into a lightwell is a permanent, visible physical alteration.

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422313>

Complaint 202422314 — filed 2024-04-16 — Unit 14 — Building Division — **Closed** — closed 2024-11-22 (220 days)

Structural wall modified with glass block, without permit

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422314>

Complaint 202422108 — filed 2024-04-11 — Unit 10 — Building Division — **Closed** — closed 2024-04-16 (5 days)

Structural wall modified with glass block

Closed in 5 days

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422108>

Complaint 202422115 — filed 2024-04-11 — Unit 10 — Building Division — **Closed** — closed 2024-04-16 (5 days)

Kitchen wall moved; window cut into lightwell

Closed in 5 days

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422115>

Complaint 202422119 — filed 2024-04-11 — Unit 4 — Building Division — **Closed** — closed 2024-04-16 (5 days)

Window cut into lightwell, without permit (UNIT 4)

DBI's own CIT review 4/15/24: 'no permit for this unit is considered work without permit.' Closed 4/16/24 with a new complaint generated for Unit 4 (202422313)

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422119>

Complaint 202422107 — filed 2024-04-11 — Unit 10 — Building Division — **Closed** — closed 2025-01-30 (294 days)

Kitchen wall moved; bathroom remodeled; no permits

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202422107>

Complaint 202418294 — filed 2024-01-22 — Unit 5 — Housing Division — **Closed** — closed 2024-06-24 (154 days)

Plumbing leak in common wall damaged wall and floor; mold present (boiler failure damage)

Produced the NOV heard at the June 6, 2024 Director's Hearing (Hearing No. 202418294)

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202418294>

Complaint 202313914 — filed 2023-09-27 — Unit 5 — Plumbing Division — **Closed** — closed 2024-05-07 (223 days)

Un-permitted kitchen and bathroom remodel with plumbing and electrical work

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202313914>

Complaint 202313470 — filed 2023-09-15 — Unit 5 — Building Division — **Closed** — closed 2023-09-27 (12 days)

Un-permitted kitchen and bathroom remodel with plumbing/electrical

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202313470>

Complaint 202313113 — filed 2023-09-07 — Unit 3 — Electrical Division — **Closed** — closed 2023-09-12 (5 days)

Recessed ceiling lights failed inspection; kitchen/bathroom unpermitted

Closed in 5 days

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202313113>

Complaint 202313108 — filed 2023-09-07 — Unit 17 — Building Division — **Closed** — closed 2023-09-08 (1 day)

Un-permitted remodel of kitchen and bathroom with plumbing/electrical

Closed NEXT DAY

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202313108>

Complaint 202313106 — filed 2023-09-07 — Unit 3 — Building Division — **Closed** — closed 2023-10-30 (53 days)

Failed electrical installation; unpermitted kitchen/bathroom work

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202313106>

Complaint 202312812 — filed 2023-08-30 — Unit 1 — Building Division — **Closed** — closed 2023-09-29 (30 days)

New electrical without permit - 'significant health and safety hazard'

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202312812>

Complaint 202312602 — filed 2023-08-24 — Unit 17 — Building Division — **Closed** — closed 2023-10-30 (67 days)

Remodeled kitchen, granite counters, stainless appliances - without permit

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202312602>

Complaint 202311757 — filed 2023-08-07 — Unit 1 — Building Division — **Closed** — closed 2024-09-25 (415 days)

Kitchen, bathroom remodeled; electrical subpanel added without permits

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=202311757>

Complaint 201611424 — filed 2016-04-12 — Unit 4 — Housing Division — **Closed** — closed 2016-06-09 (58 days)

Mold possibly present underneath dishwasher

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=201611424>

Complaint 201581831 — filed 2015-12-01 — Unit 2 — Housing Division — **Closed** — closed 2016-11-10 (345 days)

Inadequate heat

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=201581831>

Complaint 200844398 — filed 2008-02-13 — Unit 1 — Housing Division — **Closed** — closed 2008-03-14 (30 days)

Routine inspection

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=200844398>

Complaint 200730014 — filed 2007-11-07 — Unit 16 — Building Division — **Closed** — closed 2012-05-21 (1657 days)

Kitchen and bathroom remodel in apt 16 without a permit (UNIT 16 — owned by the Association's decades-long former board president; ownership verifiable via Assessor)

Open 4.5 YEARS before closure (2007-2012)

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=200730014>

Complaint 200122480 — filed 2001-11-08 — Unit 1 — Housing Division — **Closed** — closed 2001-12-28 (50 days)

Routine inspection

Data sheet: <https://dbiweb02.sfgov.org/dbipts/default.aspx?page=AddressComplaint&ComplaintNo=200122480>