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

REGULAR MEETING
Wednesday, August 19, 2026 at 9:30 a.m.
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416
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PUBLIC COMMENT CALL-IN: 1-415-655-0001 / Access Code: 2663 925 0648

ADOPTED OCTOBER 21, 2026

MINUTES

1. Call to Order and Roll Call.

The regular meeting of the Building Inspection Commission was called to order at 9:35 a.m., and a quorum was certified.

COMMISSION MEMBERS PRESENT:
Alysabeth Alexander-Tut, **President**
Dan Calamuci, **Commissioner**
Judy Lee, **Commissioner**
Lindsey Maclise, **Commissioner, Excused**
Bianca Neumann, **Commissioner, Excused**
Kavin Williams**, Commissioner**

Sonya Harris, **Secretary**

DBI & CPC REPRESENTATIVES:
David Kane, **Interim Director**
Christine Gasparac, **Assistant Director**
Alex Koskinen, **Deputy Director, Administrative Services**
Tate Hanna, **Legislative & Public Affairs Manager**
Megan Wall Shui, **Principal Data Analyst**

CITY ATTORNEY REPRESENTATIVE:

Robb Kapla, **Deputy City Attorney**

The Commission read the City's Land Acknowledgment recognizing that the Commission meets on the unceded ancestral homeland of the Ramaytush Ohlone people, their stewardship, and their sovereign rights.

2. President's opening remarks.

President Alexander welcomed attendees and explained that the meeting would include general public comment and one informational item: An update on the OpenGov contract amendment and the status of PermitSF.

She clarified that while the Commission does not approve the contract or amendment, many policy areas impacted by implementation fall within the BIC's oversight. She thanked staff and commissioners for attending.

President Alexander congratulated Commissioner Maclise on her reappointment and offered heartfelt remarks recognizing Commissioner Williams for his service, leadership, and contributions. She also said that he was a welcome firecracker on the commission, and she has enjoyed his intelligence and leadership; He would be greatly missed! She hopes he has felt the impact he had on the BIC, impacted many decisions, and helped to create a good Commission culture, and she's grateful for his service and sad to see him go.

Commissioner Calamuci said that before he joined the BIC, he watched an Abatement Appeals Board (AAB) hearing and he thought, "That dude knows what he is talking about." It has been proven during his time on the Commission. He said congratulations and thanked Commissioner Wiliams for his work and it shines through how much he cared about the city and what the board does. He enjoyed sitting next to him and working together.

Commissioner Lee echoed Commissioner Calamuci's remarks and said that he would be sorely missed!

Commissioner Williams thanked everyone for their kind remarks and said that it has been an honor and pleasure to serve with the commissioners, and he was extremely impressed with everyone's commitment and dedication despite the fancy badges and "pomp and circumstance" that they get treated to. They are all volunteers who invest a considerable amount of time getting familiar with the department, community groups, and staff; It is an exceptional demonstration of commitment to the community. It has been a great opportunity for him and in his 3 years serving, he was impressed by the department staff's commitment to their work and it is more than a job for all levels, from Permit Technicians to Inspectors. Contrary to some commonly held views about government workers, DBI staff are committed. Also important is the public's commitment to engage with the department and their community, e.g. the community organizations or neighbors that give public comment. It is encouraging to see that they are willing to participate in a democratic fashion. The department and the commission are eager to hear their feedback and comments. Commissions being a feature of the democratic process is worthwhile and they are a link between the department and the community, which has been an issue in local politics lately and it is worth protecting the Commission structure.

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

Mr. Dratler presented a PowerPoint at the August 2026 Building Inspection Commission meeting on the unpermitted construction and sale of eight condominium units at 2177 3rd Street, an Align Real Estate project. Mr. Dratler said the Department of Building Inspection (DBI) should not have finaled the $43.1 million building permit 2.4 years after the building permit expired and was null and void. The expired building permit needed to be renewed before the permit could be finaled. Mr. Dratler expressed concern that the expired shear wall and foundation permit was also not renewed, the permit was improperly finaled by DBI on an administrative permit. Mr. Dratler stated DBI covered up the unpermitted construction and sale of the eight condominium units in April of 2026 when DBI approved an administrative permit to correct the number of units at 2177 3rd Street from 109 to 114 units.

Mr. Jeremy Beal, a resident of 246 Valley Street, addressed Building Permit 202212239051 at 248 Valley Street. On July 22, 2026 the Department recorded on Complaint No. 202659695 that it observed building contact between the new structure and his home. Twenty days earlier it closed Complaint No. 202658355 on a finding of building separation. Neither record reflects a measurement. The approved plans require roughly forty special inspections. The Department's inspection ledger records no completions. On August 7 the Department stated in writing that Inspection Services has received no special inspection reports and that the requirements remain incomplete for both permits. Concrete has been placed. His March 23 request for a structural inspection of his home remains unanswered. He described this as a life safety issue, asked for a documented inspection of the interior of his home with conditions measured and photographed, and asked the Commission to request a date.

Mrs. Kimberly Beal, a resident of 246 Valley Street and mother of a five-year-old and a two-year-old, described conditions in her home, built in 1925. She stated that construction at 248 Valley Street vibrates the house, that plaster and paint have cracked, and that dust falls from the ceilings onto the windowsills and floors where her children play. The hazardous waste manifest provided to the Department for the abatement at 248 Valley Street declares ten containers of asbestos. The Department's copy is watermarked draft and unsigned. She noted that materials from 1925 are presumed to contain lead until tested, and that no one has tested what is coming down inside the home. She said the family is not asking that the project stop. She asked the Department to test the air and surfaces inside the home and to report the results in writing.

Director Kane noted DBI's limited authority regarding some matters, which may fall under civil or private engineering domains. DBI staff have visited the property and continue reviewing issues; further inspection may be considered. The Director recommended tenants contact the Housing Rights Center for assistance.

President Alexander-Tut requested a follow-up briefing at the next meeting.

4. Update regarding the Opengov contract.

Ms. Liz Watty, Director of PermitSF & Current Planning, presented updates on the implementation of the new permitting portal.

Key points included:

- Successful launch of several permit types (Signs/awnings, re-roofing, electrical and plumbing).

- Implementation of an alpha –beta – general release rollout approach for high-volume permit types.
- Electrical and plumbing represent 57% of annual permits; Careful phased rollout is underway.
- Increased online submissions and reduced in-person wait times.
- Substantial increases in volume for certain permit categories (Door/siding/windows and fire sprinklers).
- Real-time validation with the Contractors State Licensing Board (CSLB) now ensures proper licensing and workers' compensation status.
- Upcoming "permit rationalization" effort will review and restructure permit categories across all permitting agencies.
- The contract amendment will extend the OpenGov agreement by five years and expand services across 12 departments.
- Approximate contract figures:
    - $24M license fees over five years
    - $6.5M in professional services, primarily in the first three years

Public comment:

- Mr. Jerry Dratler recommended limiting the contract extension to two years instead of five and raised concerns about readiness for complex permits.
- Mr. Jeremy Beal recommended integrating Planning conditions of approval directly into the permitting workflow so required pre-issuance conditions cannot be bypassed.

Commission Discussion:
Commissioners asked detailed questions regarding:

- Worker's compensation validation and customer communication
- Workflow ownership, life-safety authority, and DBI's role in decision-making
- Permit rationalization process and protection of code-related requirements
- Audit trails and future fee study accuracy
- Project cost allocation among departments
- Milestones, deliverables, and professional services structure

PermitSF staff and DBI leadership provided clarifications and committed to continued communication with the Commission.

5. [Submittal of Reports] Director's Report.

a. Director's Update [Interim Director Kane]
b. Update on PermitSF shot clocks.
c. Update on proposed or recently enacted State or local legislation
d. Update on DBI's finances.

The Director's Report items 5A–5D were distributed and posted online.

There was no public comment.

6. Commissioner's Questions and Matters.

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

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

There were no inquiries to staff.

Commission Secretary Harris said that the next regular meeting would be on September 16, 2026.

There was no public comment.

7. Review and approval of the minutes of the Regular Meeting of July 15, 2026.

President Alexander-Tut made a motion, seconded by Commissioner Williams, to approve the minutes of the Regular Meeting of July 15, 2026.

The motion carried unanimously.

RESOLUTION NO. BIC 036-26

8. Adjournment.

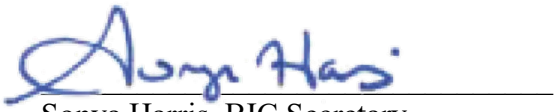
President Alexander-Tut made a motion to adjourn the meeting, which was seconded by Commissioner Williams.

The motion carried unanimously.

RESOLUTION NO. BIC 037-26

The meeting was adjourned at 11:02 a.m.

Respectfully submitted,



Sonya Harris, BIC Secretary

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