# **BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of	Appeal No. <b>25-024</b>
KIMON MANOLIUS and LISA MANOLIUS,	• •
Appellant(s)	
VS. )	
DEPARTMENT OF BUILDING INSPECTION, )	
PLANNING DEPARTMENT APPROVAL Respondent	

# **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on June 24, 2025, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 12, 2025 to Christopher Rodehau, of an Alteration Permit (revision to Permit No. 202501178595; reconfiguration of wall between kitchen, living room and dining room to comply with Notice of Violation No. 202536257) at 14 Wilder Street.

#### **APPLICATION NO. 2025/03/17/2402**

# FOR HEARING ON September 3, 2025

Address of Appellant(s):	Address of Other Parties:
Kimon Manolius and Lisa Manolius, Appellant(s) c/o Ellis Raskin, Attorney for Appellant(s) Hanson Bridgett LLP 425 Market Street, 26th Floor San Francisco, CA 94105	Christopher Rodehau, Permit Holder(s) 14 Wilder Street San Francisco, CA 94131



Date Filed: June 24, 2025

# CITY & COUNTY OF SAN FRANCISCO BOARD OF APPEALS

# PRELIMINARY STATEMENT FOR APPEAL NO. 25-024

I / We, **Kimon and Lisa Manolius**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2025/03/17/2402** by the **Department of Building Inspection** which was issued or became effective on: **June 12, 2025**, to: **Christopher Rodehau**, for the property located at: **14 Wilder Street**.

# **BRIEFING SCHEDULE:**

Appellants' brief is due on or before: 4:30 p.m. on **July 10, 2025**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, kevin.birmingham@sfgov.org and cjrodehau@hotmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 24, 2025**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, <a href="mailto:julie.lamarre@sfgov.org">julie.lamarre@sfgov.org</a>, <a href="mailto:julie.lamarre@sfgov.org">julie.lamarre@

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: Wednesday, July 30, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at <a href="www.sfgov.org/boa">www.sfgov.org/boa</a>. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

### The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

**Appellant or Agent:** 

Signature: Via Email

Print Name: Ellis Raskin, attorney for appellants

ELLIS F. RASKIN PARTNER

DIRECT DIAL (415) 995-5835 DIRECT FAX (415) 995-3456

E-MAIL eraskin@hansonbridgett.com



June 23, 2025

VIA E-MAIL boardofappeals@sfgov.org

Board of Appeals c/o Julie Rosenberg, Executive Director City & County of San Francisco 49 South Van Ness Avenue, Suite 1475 San Francisco, CA 94103

Re: Appeal of Approval and Issuance of Building Permit No. 202503172402 (14 Wilder St.)

Dear Ms. Rosenberg:

Our office represents Kimon and Lisa Manolius. We have been authorized by our clients to submit an appeal to the Board of Appeals of the approval and issuance of building permit no. 202503172402 for the property located at 14 Wilder Street. The grounds for the appeal are:

- The applicant and the City have failed to comply with applicable noticing requirements.
- We are informed and believe that the work purportedly authorized by the building permit violates the S.F. Planning Code, the S.F. Building Code, the California Building Code, and the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.).

  Because we have not been provided with copy of the Building Permit, we reserve the right to allege additional grounds for this appeal once they become known.

Very truly yours,

Ellis F. Raskin

Partner

Attachment: Building Permit Record

cc: Alec Longaway, alec.longaway@sfgov.org

#### **Permit Details Report**

Report Date: 6/23/2025 3:15:37 PM

Application Number: 202503172402

Form Number:

Address(es): 6746 / 008 / 0 14 WILDER S

REVISION TO 202501178595. RECONFIGURATION OF WALL BETWEEN KITCHEN AND LIVING ROOM/DINIG ROOM. TO COMPLY WITH NOV

202536257.

Cost: \$5,000.00 Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
3/17/2025	TRIAGE	
3/17/2025	FILING	
3/17/2025	FILED	
6/12/2025	APPROVED	
6/12/2025	ISSUED	

#### **Contact Details:**

#### **Contractor Details:**

License Number: OWNER
Name: OWNER
Company Name: OWNER

Address: OWNER \* OWNER CA 00000-0000

Phone:

#### Addenda Details:

**Description:** 

Station	Rev#	Arrive	Start	Out Hold		Checked By	Review Result	Hold Description
INTAKE		3/17/25	3/17/25		3/17/25	BUFKA SUSAN	Administrative	
BLDG		3/17/25	3/17/25		3/17/25	DOBSON KEVIN	Issued Comments	Provide updated plans by a alternate Design professional to show all work under this, and the revised permit. PAD- STR added to routing- 03/17/2025
CP-ZOC		6/9/25	6/9/25			OROPEZA EDGAR	Not Applicable	N/A E.O
BLDG	1	5/23/25	5/23/25		5/23/25	IBARRA JEFF	Issued Comments	INCOMPLETE PLANS.
INTAKE		6/4/25	6/4/25			BUFKA SUSAN	Administrative	NEW PLANS
BLDG	2	6/12/25	6/12/25		6/12/25	CHAN PHILIP	Approved	Approved OTC
PAD- STR		6/12/25	6/12/25		6/12/25	CHAN PHILIP	Approved	Approved OTC
BID- INSP		6/12/25	6/12/25		6/12/25	CHUNG MIKE	Approved	OK TO PROCESS. 2X\$80,000 PENALTY PER G.LAM
СРВ		, , -	6/12/25		, , ,		Administrative	APPROVED BY BLDG. PERMIT ISSUEDEL

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

#### **Appointments:**

Appointment	Appointment	Appointment	Appointment	Description Time
Date	AM/PM	Code	Type	Description Slots

#### Inspections:

Activity Date Inspector Inspection Description Inspection Status

#### **Special Inspections:**

#### Addenda No. Completed Date Inspected By Inspection Code Description Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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

# BRIEF SUBMITTED BY THE APPELLANT(S)

ELLIS F. RASKIN
PARTNER
DIRECT DIAL (415) 995-5835
E-MAIL eraskin@hansonbridgett.com



July 17, 2025

Board of Appeals 1 Dr. Carlton B. Goodlett Place, Rm 416 San Francisco, CA 94102 boardofappeals@sfgov.org

Re: Protest Appeal No. 25-024 (14 Wilder St.) – Appellants' Opening Brief Dear San Francisco Board of Appeals:

Appellants Kimon and Lisa-Anne Manolius ("Appellants") ask this Board for its assistance in protecting them—and their neighborhood—from the illegal and unpermitted work done by Christopher Rodehau. Because Mr. Rodehau has attempted to hide from the City the true scope of his multi-floor down-to-the-studs remodel, there are serious health, safety, and nuisance issues that remain unaddressed in the woefully deficient Alteration Permit No. 2025/03/17/2402 approved by DBI on June 12, 2025 ("Alt. Permit;" **Exhibit 1**). Instead of honestly accounting for his failure to obtain a permit in the first instance, Mr. Rodehau has delayed, done more unpermitted work, repeatedly submitted deceptive permit applications, attempted to fool the City with piecemeal after-the-fact permit applications, and retaliated against Appellants for exposing his illegal work.

# I. FACTUAL AND PROCEDURAL BACKGROUND

# A. The Parties And The Property At Issue

Appellants own and have lived in their home at 18 Wilder Street for more than two decades. (See **Exhibit 2** [Manolius Dec.].) They are accustomed to close quarters and City noise, and understand the value of good neighborly relations. As former San Francisco Deputy City Attorneys with years of experience protecting the City, Appellants also are mindful of the health and safety implications of shoddy unpermitted work. Appellants live next-door to 14 Wilder Street, one of the properties owned by local landlord Mr. Rodehau which is the subject of this Appeal (the

"Property"). The houses are not only close, but touch in places, meaning any structural, electrical or plumbing issue of one, can quickly become an issue of the other.  $\frac{1}{2}$ 

# B. Mr. Rodehau's Unpermitted Remodel And First Attempt To Hide It

In September 2024, Mr. Rodehau began what Appellants would later learn was a large-scale unpermitted complete renovation of the Property. Instead of a "couple of weeks" as they were told by Mr. Rodehau, Appellants endured relentless noise and inconvenience for more than four months, six days a week, even during the winter holidays. Complaints were lodged with DBI. Throughout December 2024, DBI Inspectors sought access to the Property; calls were made, a blue door hanger card was left, and two inspection letters were sent to Mr. Rodehau. But Mr. Rodehau did not allow DBI Inspectors into the Property until January 9, 2025, <u>after</u> several late night work sessions, closing up the walls, moving out construction debris, and concealing work.

With his major renovation completed, on January 17, 2025, Mr. Rodehau submitted for the first time a building permit application for the work he started in September 2024. While the months-long project included renovation down to the studs on both floors, the removal of walls and raising of ceilings, a complete kitchen remodel, and extensive plumbing and electrical work, the belated permit application sought authorization only to: "INSULATE WALLS AND INSTALL NEW SHEETROCK IN LIVING AREAS ON 2ND FLOOR. REPLACE HARDWOOD FLOORS. REPLACE KITCHEN CABINETS AND COUNTERTOPS. REPLACE INTERIOR DOORS SO EVERYTHING MATCHES. INSULATE CEILING AND SEAL MOUSEHOLES INTO HOUSE." (Bldg. Permit No. 2025/01/17/8595.) <sup>2</sup> In short, Mr. Rodehau submitted a deceptively

The two houses are separated by a three-foot recorded walkway easement that provides access to Appellants' backyard area.

A permit history report for the Property is included in the attached compendium of exhibits as **Exhibit 3**. A Planning Department history report is attached as **Exhibit 4**. Copies of permits issued in 2024 and 2025 (with the exception of the Alt. Permit) are attached as **Exhibit 5**.

incomplete permit application for only the work that he believed he had to include based upon what DBI Inspectors could see.

# C. There Is Ample Evidence Of The Demolition and Construction Actually Done

The true scope of Mr. Rodehau's work, however, is knowable. It was memorialized by his unlicensed contractor who methodically posted public videos online bragging about the illegal work. Those videos show the full scope and extent of work done from September 2024 to January 2025, including but not limited to removal of multiple walls, gutting the entire structure on both floors, raising ceilings, a complete kitchen remodel, and extensive plumbing and electrical work. <sup>3</sup>

Unfortunately, Mr. Rodehau denied access to the Property until the majority of his work was concealed behind closed walls, and DBI Inspectors have stated that their enforcement capabilities are limited to what they can observe. That cannot stand: to allow a violator to avoid permitting obligations and a fair and truthful review of the construction by delaying inspection and closing walls, flies in the face of the health and safety rules the City seeks to enforce. That is precisely why the Municipal Code expressly provides for remediation of violations not just observed, but also "otherwise established . . . ." (S.F. Building Code, § 102A.4) Here, ample irrefutable evidence exists of the actual scope of Mr. Rodehau's work, and therefore the accurate scope of the work for which he must obtain a permit and submit plans.

#### D. Mr. Rodehau Retaliates With More Unpermitted Work

After Mr. Rodehau complained about Appellants blowing the whistle on his illegal work, Mr. Rodehau doubled down by doing <u>more</u> unpermitted work. On January 27, 2025, he installed a

Copies of the videos were provided to the Building and Code Enforcement Divisions long before this Appeal was filed, and will be made available to the Board. Appellants are able to authenticate videos as representing the Property because they have been inside the Property, and because Appellants can identify Wilder Street and portions of their own home in the videos. Screen shots from those videos and other photos showing the work at the Property are attached in the compendium of exhibits as part of Exhibit 11.

powerful kitchen exhaust vent where a window used to be. (Exhibit 6.) Not without coincidence, that illegal exhaust was placed impermissibly close to the shared property line with Appellants. The loud and smelly exhaust spewed greasy fumes and odors, keeping Appellants from enjoying their garden, deck, and patio, and forcing them to keep their windows and doors closed to avoid the fumes and odors coming inside their home. Appellants repeatedly asked Mr. Rodehau to forgo using the illegal exhaust until it was relocated. In response, Mr. Rodehau appeared to run his illegal exhaust more, multiple times a day and especially when Appellants would go outside to enjoy their garden, suggesting a deliberate attempt to annoy and cause them discomfort. At a loss for how to contend with such a neighbor, Appellants reluctantly hired counsel who reached out to Mr. Rodehau to apprise him again of the impact of his ill-positioned and illegal exhaust, but to no avail. Attached as Exhibit 7 are unanswered communications to Mr. Rodehau.

# E. Mr. Rodehau Makes a Second Attempt To Hide His Unpermitted Work

Appellants continued to work with DBI, explaining the daily impact of the newly added exhaust, and their concern about the structural issues unaddressed in Mr. Rodehau's deceptively minimalistic January 17, 2025 permit application. On March 10, 2025, Appellants' counsel spoke with Deputy City Attorney Peter Miljanich about the continued inaccurate scope of Mr. Rodehau's first permit application, and followed up with DBI regarding the same. In response, on March 17, 2025, Mr. Rodehau submitted a second building permit application related to work he started in September 2024. This time, the permit application sought authorization only for:

"RECONFIGURATION OF WALL BETWEEN KITCHEN AND LIVING ROOM/DINING ROOM. TO COMPLY WITH NOV 202536257." 4 (Alt. Permit.) This also was a lie; there was no

<sup>&</sup>lt;sup>4</sup> Part of what makes this process objectionable is the piecemeal permitting and failure to provide notice; both of which serve to obfuscate. (See S.F. Building Code, § 106A.4.1 [confirming the Code does not allow for piecemeal building permit approvals without sufficient assurances that an entire project will comply with all applicable laws].)

"reconfiguration," but rather removal of multiple walls and ceiling supports. Once again, Mr. Rodehau failed to truthfully describe the scope of work, even suggesting the cost was just \$5,000.

Pursuant to DBI's Tracking System, upon submitting the Alt. Permit, Mr. Rodehau was instructed to "show all work under this, and the revised permit." This of course did not happen.

#### F. The City Issues A Notice Of Violation And Stop Work Order

Because Mr. Rodehau will only do what he is forced to do, on April 9, 2025, the City issued Notice of Violation No. 202536257. This NOV confirmed that work was done without a permit, and concluded that the building was unsafe (S.F. Building Code, § 102A). The NOV included an order to "Stop All Work," and a requirement that Mr. Rodehau file a building permit application and plans within 15 days and obtain a permit within 30 days (i.e., May 9, 2025). Rather than address the NOV by submitting a permit application that truthfully accounted for the full scope of his complete remodel, Mr. Rodehau instead did more unpermitted work in violation of the Stop All Work order. On May 13, 2025, Mr. Rodehau installed an additional and larger exhaust even closer to Appellants' bedroom window, home office, and upper deck. The positioning worsened the impact of the illegal exhaust, which can be heard over the buzz of Highway 280 and smelled despite the windy conditions of Glen Park. Once again, it appears to have no filters or screening, and spews in all directions. Photographs showing the location of both exhausts are in Exhibit 6.

On May 14, 2025, the City issued a Second NOV and final warning letter. On May 23, 2025, Mr. Rodehau submitted what DBI indicated were "INCOMPLETE PLANS," and then finally on June 4, 2025, Mr. Rodehau submitted "NEW PLANS." Of course, Mr. Rodehau did not provide any notice or post the approved permit as required. It was only due to monitoring the City's

<sup>&</sup>lt;sup>5</sup> A history report of DBI complaints for 14 Wilder Street, along with reports of three active complaints, are attached as **Exhibit 8**. Correspondence between Appellants and DBI regarding complaints and ongoing violations is attached as **Exhibit 9**.

Tracking System that Appellants learned that DBI approved the Alt. Permit. That approval was granted over the counter, presumably because it dishonestly purported to address only the reconfiguration of one wall. <sup>6</sup> Appellants promptly contacted DBI with questions regarding the scope of the Alt. Permit, but those communications went unanswered, leaving Appellants with no option but to file this Appeal.

### G. Mr. Rodehau Violates This Board's Notice Of Suspension

After being notified of this Appeal and the suspension of his Alt. Permit, Mr. Rodehau rushed to do still <u>more</u> work. Beginning early in the morning of June 24, 2025, a construction crew armed with power tools and two truckloads of material including 4x8 sheets of plywood started to work at the Property. Although Mr. Rodehau was informed by both this Board and DBI by early afternoon that the Alt. Permit had been suspended and work must stop, construction continued until 8:55 p.m. Given that the Alt. Permit is intended to address the unpermitted work Mr. Rodehau started in September 2024 and completed in January 2025, it is unclear what work was being done.

#### H. Mr. Rodehau Continues To Hide His Illegal And Unpermitted Work

Appellants were not able to obtain copies of Mr. Rodehau's permit application until after this Appeal was filed, and the plans were only made available when this Board's executive director kindly provided a copy. (**Exhibit 10**.) The plans, however, are based upon a deceptive project description that does not reflect a remodel down to the studs, and so the accompanying permit approval is similarly inaccurate. Making matters even worse, the scope of work reflected on the plans does not even match the Alt. Permit's stated project description.

Appellants have been compelled to hire an expert to assist them, Michael Northover of JTM Developments LLC. Mr. Northover is a licensed general contractor with 20 years of experience.

Because Mr. Rodehau failed to comply with either NOV, DBI's Code Enforcement Division set a Director's Hearing for August.

Using the videos which show the <u>true</u> scope of work done at the Property—in contrast to the plans submitted—Mr. Northover has been able to identify numerous issues. (See <u>Exhibit 11</u>.) For example, because the plans do not show that the ceiling heights throughout the Property were raised by more than two feet, there has been no review for structural integrity as required. The new sheetrock confirms demolition down to the studs on both floors, but the necessary associated upgrades and improvements on bracing and bolting are missing. The new kitchen plumbing is suspect, making use of plastic pipes, and the electrical work is not tied down or done appropriately. As for the kitchen exhaust, it is not noted at all, described, or even shown on any plans or in any permit application, even though both the California Mechanical Code and the NOV so required. This is not an exhaustive list of issues, but the burden of obtaining information and showing all the deficiencies and violations should not fall upon Appellants. Mr. Rodehau should be required to submit one truthful permit application that DBI can review.

#### II. LEGAL ARGUMENT

#### **A.** Standards for Issuing Building Permits (Including Alteration Permits)

Any work on a building in the City must comply with the San Francisco Building Code. No building "shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Building Official." (S.F. Building Code, § 106A.1.) Similarly, it is unlawful "to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building, structure, property, or portions thereof or cause or permit the same to be done in violation of this code." (S.F. Building Code, § 103A.) Buildings that are "erected, moved, altered, constructed or maintained in violation of law or ordinance are, for the purpose of this chapter, unsafe." (Id. at § 102A.)

Permit applications must "[i]dentify and describe the work to be covered by the permit for which application is made." (S.F. Building Code, § 106A.3.1(1).) Any work must be shown on plans before the permit is approved. "[A]pproved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans." (*Id.* at § 106A.4.1.) Section 106A.4.1 provides detailed instructions for the issuance and approval of building permits. "The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official." (*Ibid.*)

Importantly here, a permit cannot authorize any work that constitutes a nuisance or the violation of any other laws. (S.F. Building Code, § 106A.4.3.) Likewise, the Code does not allow for piecemeal building permit approvals without sufficient assurances that an entire project will comply with all applicable laws. (*Id.* at § 106A.4.1.) Piecemealing allows a project to evade scrutiny and inspection by obfuscating the true scope of work. Piecemealing also results in lack of notice to the public, and forces staff to review segments of a larger project, where code violations or safety hazards may only be revealed when all project components are viewed together.

Building permits issued in violation of applicable laws are "void ab initio." (*Elysian Heights Residents Assn., Inc. v. City of Los Angeles* (1986) 182 Cal.App.3d 21, 35.)

#### B. DBI Abused Its Discretion In Several Critical Ways

By failing to require a comprehensive building permit that accounts for the undisputed full scope for the work done at the Property, DBI has abused its discretion.

#### 1. The Alt. Permit Does Not Correspond To The Actual Work Done

On its face, the Alt. Permit states that its purpose is to correct and revise the scope of prior work authorized in Building Permit No. 202501178595 (issued in January 2025) by modifying the location of a single interior wall "to comply with [Notice of Violation] 202536257." This

justification is not based in reality or the true scope of unpermitted work at the Property, and it ignores the unrefuted evidence of this multi-level and complete down-to-the-studs remodel.

The Alt. Permit does not come remotely close to addressing the wide scope of unpermitted and unauthorized work at the property. The text of the Alt. Permit says nothing about how other ongoing violations shall be remedied, including but not limited to the structural risks associated with the raised ceiling heights, removal of multiple walls and supports, the complete demolition of the interior on both floors, and the substandard electrical work. Furthermore, DBI should not have issued any further approvals without first assessing how more work could exacerbate the structural integrity and failure risk on both floors of the Property. Appellants are not aware of any evidence that shows DBI made such assessment. DBI should have conducted a holistic assessment of the impacts of work at the Property as required by S.F. Building Code section 106A.4.1. Its failure to do so constitutes an unlawful piecemeal review and an abuse of discretion.

# 2. The Alt. Permit Does Not Account For Structural or Safety Issues

Mr. Northover's analysis shows that the raised ceiling heights, the multiple removed walls, and demolition down to the studs on both floors raise serious concerns about the building's structural integrity. Necessary associated upgrades and improvements on bracing and bolting are not shown on any plans. There is no evidence showing that electrical work is tied down or otherwise complies with the Code. The use of plastic piping also raises serious safety concerns. If any portion of the numerous interior walls that were removed were load-bearing, then the Alt. Permit could create new risks.

Despite the major work done that implicates the structural integrity of the Property, Mr. Rodehau's plans did not include any structural drawings or other key safety details other than the following one-sentence mention: "For all conditions, coordinate and follow structural drawings for the extent of the demolition and temporary or permanent supports of the building." Thus, Mr.

Rodehau was not forthcoming with his "after-the-fact" architect or designer, and the City should have no confidence in the structural integrity at the Property.

DBI abused its discretion by failing to substantiate that the building is structurally sound, and that the extensive plumbing and electrical work is safe, and by approving a permit when there were other unresolved code violations at the property. The Alt. Permit should not have been approved without a clear plan for addressing these violations, and for correcting the NOVs.

# 3. The Kitchen Exhaust Is Completely Missing From The Alt. Permit

The exhaust is not shown on any permit or approved plans; it is completely unpermitted and violates numerous provisions of the Mechanical Code, including (among others): section 104.1 (mechanical systems require permits), 104.3 (construction documents and plans must be submitted with permit application), 104.3.1 (construction documents include engineering calculations and diagrams designed by a registered design professional), 105.1 (mechanical systems cannot be used before inspection), 106.1 (no installation or use if there are code violations), 407.2.2 (exhaust outlets must be at least 10 feet from doors, occupied areas, and windows), 502.1 (required screening and opening size of exhausts), and 502.2.1 (minimum 3-ft. termination distance).

In addition, and of particular importance here, under Section 102.5 of the Mechanical Code there can be no approval of an exhaust that constitutes a nuisance. <sup>7</sup> Similarly, the Residential Code (section R303.5.2 and other applicable provisions), prohibit exhaust outflows that are directed toward walkways or otherwise constitute a nuisance. (See also S.F. Building Code, § 106A.4.3.) Here, the exhaust is an undisputed nuisance and has robbed Appellants of full and free enjoyment

By directing harmful and noxious air toward Appellants' property, the exhaust vent also constitutes a trespass and nuisance. (*See generally Gallin v. Poulou* (1956) 140 Cal.App.2d 638, 641; *Staples v. Hoefke* (1987) 189 Cal.App.3d 1397, 1406.) Without permission of the parties affected, a trespass or nuisance cannot be permitted.

of their property. To the extent that the Alt. Permit approval facilitates the significant ongoing nuisance caused by the exhaust, it was an abuse of discretion.

# 4. Application Materials Supporting The Alt. Permit Were Incomplete

As noted above, Appellants did not see any plans associated with any permit until after this Appeal was filed. Upon reviewing the plans, it became immediately apparent that Mr. Rodehau did not provide enough information to allow DBI to scrutinize whether the project complies with the Code. There are no structural drawings, no electrical or plumbing plans, no plans for the kitchen exhaust, and significant portions of work are not shown at all on the plans. In other words, the plans do not provide enough information to allow DBI to make an approval determination as required by Section 106A.4.1. Because DBI approved the permit without the required documentation, its actions are an abuse of discretion.

### 5. Mr. Rodehau Failed To Comply With Mandatory Notice Requirements

The S.F. Building Code provides strict noticing requirements. (*See generally* Sections 106A.3.2.3 & 106A.4.6 *et seq.*). Notice is crucial to ensuring that citizens can exercise their right to challenge permits that violate laws or otherwise pose risks to public safety. Violations of notice requirements render issued building permits void ab initio. (*Sounhein v. City of San Dimas* (1992) 11 Cal.App.4th 1255, 1260 ["The failure to provide notice . . . was not a mere minor technical defect;" the process was "fundamentally flawed"].)

Relevant here, for structural additions, DBI "shall mail written notice to the owners of properties immediately adjacent to the subject building" (S.F. Building Code, § 106A.4.6 at subd. 2), and signs providing physical notice must be placed at the property within 24 hours of permit issuance. (*Id.* at subd. 1.) Here, neither happened. Appellants have been prejudiced by this lack of notice because it has made it impossible to assess the legality of the project and its potential impacts on Appellants' and their neighbors' safety. Appellants still do not have knowledge of the full scope

of work contemplated by the Alt. Permit, though it seems that DBI is facilitating and authorizing a

wide range of activities that have not been shown on any plans or referenced in any permits.

III. <u>CONCLUSION</u>

Mr. Rodehau has violated the S.F. Building Code by engaging in unpermitted demolition,

construction, and alteration of the Property; installing an illegal kitchen exhaust in violation of the

Mechanical Code; and has created a nuisance and caused Appellants stress and harm for months.

Hoping to avoid the consequences of his actions, Mr. Rodehau has sought permits that do not

accurately reflect the work he did, and failed to provide notice as required. Unrefuted evidence

exists to hold him accountable for the full scope of his multi-level demolition and remodel, and

ensure that the work done is safe and not injurious to his neighbors.

For the foregoing reasons, Appellants respectfully request that the Board of Appeals: (1)

reverse the approval and issuance of the Alt. Permit; (2) direct DBI to accept only a consolidated

building permit application, plans, and structural drawings that set forth a complete and truthful

project description of the completed work; and, (3) require that the illegal exhaust be removed or

disabled so that it no longer constitutes a nuisance, and that any new exhaust comply with the law

and all sections of the Mechanical Code.

Very truly yours,

Ellis Raskin

Partner

cc. Joseph Ospital, Sr. Bldg. Inspector & Access Compliance Ofc. (joseph.ospital@sfgov.org)

Christopher Rodehau, Permit Applicant (cjrodehau@hotmail.com)

# Index of Exhibits in Support of Appellants' Opening Brief Appeal No. 25-024 (14 Wilder St.)

Exhibit 1: Alteration Permit No. 2025/03/17/2402

Exhibit 2: Kimon Manolius Declaration

**Exhibit 3:** Building Permit History Report for 14 Wilder St.

Exhibit 4: Planning Department History Report for 14 Wilder St.

Exhibit 5: Records of 2024 and 2025 Permits for 14 Wilder St.

Exhibit 6: Photographs of Kitchen Exhaust Vent

Exhibit 7: Unanswered Communications From Appellants to Mr. Rodehau.

Exhibit 8: Complaint History Report for 14 Wilder St. with Copies of Active Complaints

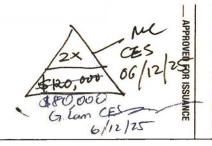
Exhibit 9: Correspondence Between Appellants and DBI

Exhibit 10: Plans Regarding 14 Wilder St.

Exhibit 11: Michael Northover Letter

# **EXHIBIT 1**





#### APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 

OTHER AGENCIES REVIEW REQUIRED FORM 8 DOVER-THE-COUNTER ISSUANCE

CITY AND COUNTY	OF SAN	<b>FRANCISCO</b>
DEPARTMENT OF B	UILDING	INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND HEREINAFTER SET FORTH.

FOR THE PURPOSE	1 2 3
46:008	0
от	N
4131	

APPLICATION NUMBER

0

OSHA APPROVAL NUMBER OF PLAN SETS **▼** DO NOT WRITE ABOVE THIS LINE **▼** RLOCK & L FILING FEE RECEIPT NO (1) STREET ADDRESS OF JOB 14 WILDER ST 9 L REQ\*D 3/19/25 PB) REVISED COST: (2A) ESTIMATED COST OF JOB RECEIPT NO. 00 5 000 15 6/12/25 DATE 03 25064902 INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING (8A) OCCUP CLASS (6A) NO. OF BASEMENTS AND CELLARS (7A) PRESENT USE (9A) NO. OF DWELLING / (4A) TYPE OF CONSTR. SFO R3 2 UNITS **DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION** (7) PROPOSED USE (LEGAL USE) occur (9) NO. OF DWELLING (4) TYPE OF CONSTR. (5) NO. OF STORIES OF OCCUPANCY: (6) NO. OF BASEMENTS AND CELLARS: RS 5 UNITS YES (11) WILL STREET SPACE
BE USED DURING
NO SCI CONSTRUCTION? YES (12) ELECTRICAL WORK TO BE PERFORMED? YES (28 (13) PLUMBING WORK TO BE PERFORMED? (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES DE VES DE NO 🗆 EXPIRATION DATE (14) CONTRACTOR F-MAII PHONE CSLEINO. () Wall PHONE (FOR CONTACT BY DEPT.) ADDRESS (15) PROPERTY OWNER ZIP SF CK 9413 404-1826 14 WILDERST RODEHAU (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) 2025 0117 8595 PE CONTIGUED LUN STULLED WALL BETWEEN KITCHEN AND HUING ROOM/DINING-ROOM 02 OMPO **ADDITIONAL INFORMATION** (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES (18) IF (17) IS YES, STATE
NEW HEIGHT AT
CENTER LINE OF FRONT YES 🗆 NO ES SQ. FT. (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES CON LOT? (IF YES, SHOW ON PLOT PLAN) YES 🗆 YES 🔾 NO 🗆 No ad (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION (2) CALIF. CERTIFICATE NO. AXISTEDDA DESIGN B. VENKATESH VINCE ACCUMENTERS (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") ADDRESS NONE

#### **IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wife containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Bullding Gode, the building permit shall be posted on the job. The ownessing for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual gr lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and comple details of retaining walls and wall foolings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAMED.
SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL HE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a plearance of not less than two inches from all electrical

CHECK APPROPRIATE BOX

- OWNER CONTRACTOR OWNER
- ARCHITECT
  AGENT
  BIGINEER

APPLICANT'S CERTIFICATION

I MEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

#### **NOTICE TO APPLICANT**

HOLD HARMLESS CLAUSE. The permittane(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of Sam Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, reparties of negligence of the City and County of Sam Francisco, and to assume the determs of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Dode of the State of Lettornia, the applicant shall have worker's companiation coverage under (1) or (II) designated below, or shall indicate Item (III), (IV), or (IV), whichever is applicable. If however item (IV) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

by affirm under penalty of parjury one of the following declarations

- I have and will maintain a cerbicate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this perroll is issued.
- I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is assend. My worker's compensation insurance carrier and policy number are:

- [ ] III. The cost of the work to be done is \$100 or into
- I certify that in the performance of the work for which this parmit is based, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I but their acknowledge that I underland that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit beam applied for shall be deemed revoken.

I certify as the owner (or the agent for the owner) that in the performance of the year's compensation laws of California and wipe-proact the commencement of any work well files completed copy of this torr with the Central Formil Bureliu. inhieled copy of this form 3/17/25

Signature of Applicant or Agent

Date

# **CONDITIONS AND STIPULATIONS**

REFER TO:	APPROVED:	DATE:
10:	B	INSPECTOR:
		`\
	HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	BUILDING INSPECTION DIVISION
	APPROVED:	DATE:
	-J- F1	INSPECTOR:
	6 9 25	
_		
	DEPARTMENT OF CITY PLANNING	ELECTRICAL INSPECTION DIVISION
	APPROVED:	DATE:
	ADIA PRINT NO	INSPECTOR:
	Kevin Dobson, DBI BLDG	The Control of the Co
	2025	
	PLAN REVIEW SERVICES, DEPT. WOR BLOG. INSPECTION	PLUMBING INSPECTION DIVISION
	APPROVED:	DATE: 06 12 2025
	Phylin Citian, OB:	INSPECTOR:
	per a comment	OK to Mous
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	CODE ENFORCEMENT SERVICES
	APPROVED:	DATE:
	3 m	INSPECTOR:
	Inspector M. Chung. CES	
	JUN 12 2025	
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	9
	APPROVED:	DATE:
		INSPECTOR:
	SAN FRANCISCO FIRE DEPARTMENT	
	APPROVED:	
		INSPECTOR:
	SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)	
	APPROVED:	DATE:
		INSPECTOR:
	SF PUBLIC UTILITIES COMMISSION	
	APPROVED:	DATE:
		INSPECTOR:
	DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	
		<del></del>

l agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

14 WILDER ST SF, CA 94131 PERMIT APPLICATION #:

W2503172402

#### PROPERTY OWNER'S DISCLOSURES

# Disclosures & Forms for Owner-Builders Applying for Building Permits

The permitting authority will not issue a building permit until the owner has read and initialed each provision and signed the declaration below. An agent of the owner cannot execute this notice unless the property owner has obtained the prior approval of the permitting authority.

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s). I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).:

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however,

	purpose of sale.).
M	I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code:
	The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed
	Contractor pursuant to the Contractors' State License Law.).

the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the

I am exempt from licensure under the Contractors' State License Law for the following reason.

1. By my signature below, I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or online at leginfo.legislature.ca.gov/.

#### OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

Read and initial each statement below to signify you understand or verify this information.

I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

Lunderstand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts

I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

i. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

(8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

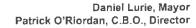
I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business
Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the
California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or cslb.ca.gov for more information about licensed contractors.

10.1 am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed changes at the following address.

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

.12. Lagree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

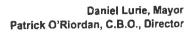
Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.





#### WORKERS' COMPENSATION DECLARATION

Warning: failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in section 3706 of the labor code, interest, and attorney's fees. I hereby affirm under penalty of perjury that: (select one) I have and will maintain a certificate of consent to self- insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: \_\_\_\_\_ Policy Number \_\_\_\_ \_\_\_\_ Expiration Date \_\_\_ \_\_\_\_ Phone Number \_\_ Learlify that, in the performance of the work for which this permit is issued. I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. DECLARATION REGARDING CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury one of the following declarations: (select one) Thave no construction lending agency for this project. I have a construction lending agency, of the following, for the performance of the work for which this permit is issued (Section 8172, Civil Code). Branch Designation \_\_\_\_\_ Lender's Name \_\_\_ \_ Address \_\_ Lender's ASBESTOS REMOVAL DECLARATION & LEAD HAZARD WARNING certify that notification of asbestos removal is either not applicable or has been submitted to the Bay Area AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at https://www.baaqmd.gov/permits. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at San Francisco Public Health Department at sfdph.org/dph/EH/CEHP/Lead/InfoContractor.asp. By my signature below, I certify to each of the following: · I am authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. · I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of a government-issued ID, like your Driver's License, state-issued ID card, alien registration card, or passport or form notarization is required to be presented when the permit is issued to verify the property owner's signature. CHILISTOPHER RODEHAM Dale -Property Owner's Name rodehau ehotmail-com Phone Number 45.404-1836 Property Owner's Email Property Owner's Signature The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a building permit for the Owner-Builder. AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF Excluding the Notice to the Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person to act as my agent to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project. Description of Work Phone Number Project Location or Address Authorized Agent's Email Authorized Agent's Name Authorized Agent's Address I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature. Property Owner's Signature \_\_\_\_ Date Revised 2/13/2025 Central Permit Bureau





# JOB SITE ADDRESS 14 WILDER ST. SF. CAPERMIT APPLICATION NUMBER 102503172402

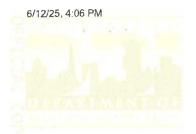
# FINAL DECLARATION FOR PERMIT ISSUANCE

I certify that I have read this application INCLUDING THE PROPERTY OWNER'S PACKAGE / CONTRACTOR'S STATEMENT and state that the information, INCLUDING THE PROPERTY OWNER'S PACKAGE / CONTRACTOR'S STATEMENT, are correct. I agree to comply with all City and County of San Francisco ordinances and state laws relating to building construction, and hereby authorize representatives of the City and County of San Francisco to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City and County of San Francisco nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible, for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to other, and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided.

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- 2. This permit is being obtained with the consent of the property owner; and
- I acknowledge that any stipulation required herein or by code may be appealed, except postentitlement permits in conjunction with the creation and/or legalization of one or more housing units.

Applicant Name _	CHIPLETOPHETL J. ROBEHALD	<b>☼</b> Owner ☐ Contractor ☐ Agent
Applicant Email _	ciroleha we hot mail wan	Phone Number 45.404-1836
Applicant Signature _	CM 324	Date 6/0/25
3		





#### NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION

Notice: 1 COMPLAINT NUMBER:

202536257

DATE:

49 South Van Ness Ave, Suite 400 San Francisco, CA

04/09/2025

ADDRESS: 14 WILDER ST

BLOCK: 6746 LOT: 008

OCCUPANCY/USE: R-3 | RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES LESS THAN 3

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

#### ON SITE CONTACT:

#### VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT	1034
ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
EXPIRED PERMIT	106A.4.4
CANCELLED PERMIT PAF:	106A.3.7
UNSAFE BUILDING	102A
SEE ATTACHMENTS	

CODE VIOLATION DESC: Site visit correction notice issued on 1/31/25, kitchen has been remodeled, new kitchen exhaust fan layout changes have been made, sheetrock and insulationhave been removed and replaced throughout without the benefit of a permit or inspections. Electrical and plumbing will also need to be inspected. Code/Section: SFBC 103.A Monthly monitoring fee applies Code/Section: SFBC 110A, Table 1A-K

#### CORRECTIVE ACTION:

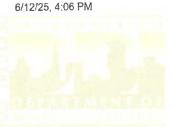
- Y STOP ALL WORK SFBC 104:2:4
- FILE BUILDING PERMIT WITHIN 15 DAYS
- (WITH PLANS) A copy of this notice must accompany the permit application V
- OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF
- CORRECT VIOLATIONS WITHIN DAYS.
- NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED.
- THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE COMMENT DESCRIPTION: Stop work, obtain permit to comply with the notice of violation with plansby a licensed design professional. Obtain all permits for BID, EID and all required inspections to abate the notice of violation.

#### INVESTIGATION FEE OR OTHER FEE WILL APPLY

-				
	9x Permit Fee (Work w/o Permit after 9/1/60)	Y	28 Permit Fee (Work Exceeding Scope of Permit	l)
	Other			
	Reinspection Fee S	0	NO penalty (Work w/o permit prior to 9/1/60)	
	approx. date of work w/o permit			
	value of work performed without permits 12	0000		

CONTACT INSPECTOR: Miguel Padilla BID / 16 -





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

WARNING: Faiture to take immediate edicin as required to correct the above violations will result it; abatement proceedings by the Department of Building Inspection of an Order of Abatement is recorded against that property, the owner will be billed or the property will be lensed for all costs Incurred in the code enforcement process from the positing 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 investigate fines of \$100 for each instance of initial non-compliance, to lowed by \$200 times permitted by the permitted to the permitted for the permitted for the resumple of a criminal charge as a misrtemanner.

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 time 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 gleduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes alimbutable to such substandard structure. It 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(5). 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, disobays, omits, neglects or refusas to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor lines, if convicted, of up to \$500 and/or imprisonment up to stir months for each separate oftense for every day such offense occurs.

De acuerdo e las Secciones 107.5 y 106.4.7 de el C6digo de Construcción de Edificios de San Francisco, gastos de investigación serán cobredos 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 Pelmisos (Board ol Permit Appezate) dentro de los primeros quince días de haberse oblando el permiso, Las apelaciones se hacer en d. 49 South Van Ness Ave. Solte 1475

(14º Floor). Isselano (678) 652-1150.
ADVENTENCIA: Si no cumple con las acciones immediates requeridas para corregir las Infractiones, el Departamento de Inspección de Edificias tendra el derecho de Iniciar el proceso de mitigación. Si una Circlan de Miligación es registrada contra dicha propiedad, los gaetos incurridos durante el proceso de aplicación del código, desde (a el proceso de miligación. Si una Cician de Miligación es registrada contra dicha propiedad, los gaetos Incurridos durante el proceso de aplicación del código, desde la primera puesta del Avisco de Indiracción haste que todos los gastos esten pegados, ae la cobraza al dueno del edificio o la propiedad seua ambargada para recuperar dichos gastos. Re enercia a la Sección 102 2 y 110 de el Código de Construcción de Ediciaos.
ADVENTENCIA. La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada aprimer caso de incontormidad, admentando hasta un maximo de \$7,500 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada segunda infracción de incanformidad.

cargos criminales como delso menor, resultando en muitas de no menos de \$1 000 cianos ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que réciba renta: por una vivienda que haya sido declarada que no salisfada las normas requesidas por el Departamento de Inspección Autorition consideration personal que recursor remains un anticologo de considerativo que remains acquientes experientes de imperior en apesa de personales, de actividos, no puede deducir del estado interises personales, de banzo o empresa, depreciada in a lases atimisidos sobre diche estructura. Si el irabajo de apparación no se lominamente, appidamente y confusa mente acusado despues de seis (c) meses de la fecha de este aviso, se re envisra una notificación a la Junia de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Secolón 1264(c) del Código de Ingriesos e Impuestos (Franchise Tax Board) de acuerdo a la Secolón 1264(c) del Código de Ingriesos e Impuestos (Franchise Tax Board) de acuerdo a la Secolón 1264(c) del Código de Ingriesos e Impuestos (Franchise Tax Board) de acuerdo a la Secolón 1264(c) del Código de Ingriesos e Impuestos (Franchise Tax Board) de acuerdo a la Secolón 1264(c) del Código de Ingriesos e Impuestos (Franchise Tax Board) de acuerdo a la Secolón 1264(c) del Código de Ingriesos e Impuestos (Franchise).

ADVERTERICIA: La Sección 103 de el Código de Edicos de San Francisco impune mulas cirlas hasta de \$500 porcará día a cualquier persona que intinia, deschedezra, ornila, descuide rehusa cumpir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien (moner multas per delito menor, si es declarado culpab e, de hasta \$500 o encorcalamiento de hasta 6 meses, o ambas sanciones, por cada una de Jas ofensas y por cada día que dicha ofense occura.

例如(三四本金数基制)(物理 SFBC)等 M75 项和第186.47后指数的双定。自由有许可数据已期处的工程不可能在设计的工程、逻辑和运转可谓语的工程,最级现在安全。音符 人可以在养好都是出口是 15 天之内,拥在在可以内养可上新党员會提出上新,韩奕良 ウ Maid 在 South Van Ness 模 49 股 14 船・地話: (628) 652-1150 =

告告:如不能原要家立即尔取行曲、以以正上述重率行為,共同包括2000全更付值 致制以 正照序的换行。 使假此层地盖如器的选择似正理序令一级在市前偏常,所由还连值如据证 日部的多型與此刻正是序令有限的变用,原向异类基主素地、或集所地度和棒,值至付度 各項資局。**第640**(三方水溶解狀態)数 1822 · 370% 130 · 均衡数

響告: 〈三廊市京風近郎〉(原 終刊に) 値 204(5) 研奏説規定: 製得一起食却を受立点場 後国歌 150 美・二人立意記者領欧 200 元・編絵信字の最高記載可慮 7,550 光・近日法風級 規定財統一者幸福前会可指出用容赦告・毎日最高記載可慮 1,000 元・弘/東正康力島

等令:近代人類因出现原來的學收入,而此所說已被定該會查局专與為於此定數學者,不 從數如州國人所的歌·維持可以如此於此歌等。 1.13 健能加州战人所隐败、皇行职会功所恐起刑敌、以及供款延分粮业部户的抵抗有额的所证 安徽加州战争股限部。如果在此是否公布六個月後,这正二程投布论成,我看没有限额。因 医可知地的电影行,设全的知题(图数的校社员)(即 Revenue & Taustice Code)館 1264 (c) 列森版 · 亞河河州和西哥森曾 (The Franchice Tox Board) ·

発表: (三門JANGBRD) 医 103 可能取過度: 別於任何健康、不能提、取然、原理: 变毛的数据在达代书:线带证别、反对印施业法划中的任何集故的唯人,转代使及 500 元的反射数数。此时便整理专项指述者,如果就变更。则每天所数生的,每一节期的犯法行 。原付下以至 500 元列因政,和广流省数量大限月·

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

OTC CHECKLIST

BA# W7503172402

Processing Staff initial\_

SFPIM verification (addresses, zoning, & previous permits):											
I P N/A											
1.   SFPIM addresses & structures (front or rear)											
2. 🔲 🗾 Historic Preservation, A & A* 🦒											
3.											
4.   Check previously filed permits to confirm there are no duplicates or conflicts.											
PTS Verification (complaints, unit count, occupancy, scope of work, & owner/applicant):											
I P N/A											
1. 🛮 🖟 🗋 NOV's & penalties											
2.   HIS record for R-2 building											
3. 🔲 🗖 🗹 HIS signature for Chapter 41											
4. 🔲 🗹 🗎 Verify reference/ revision permit & Compare previous permits											
5. 🔲 🖂 🔀 Renewal for final, recommencement, commencement - BID or SFFD											
6. ☐ ☐ Check occupancy (especially commercial use/ change of use). Follow G-20											
7. $\square$ Where is the work taking place (floor #, unit #, interior, exterior, front or rear structure)											
8. 🗆 🗷 🗀 SCOPE OF WORK & STAMPS:											
➤ ABE Program Ord 51-16 ➤ BOA stamp ➤ Green Halo ➤ Re-roofing											
Building Enlargement Maher Soft story Etc.											
9.   Per scope, attached appropriate documents											
SFUSD Office of Cannabis (as applicable)											
10. 🔲 🗹 🗋 Property owner matches Assessor's records.											
11. 🗆 🗹 🗅 Architect, Engineer, & Designer											
12. ☐ ☐ ☑ ECC List – Enter CP and BID in routing before CPB Permit Processing. Permit can only be											

# Check Plans (addresses, signature of design professional, scope of work, scale, paper size):

I	P	N/	A
15. 🗆			Addresses & PA# on plans match application
16. 🗆			Index
17. 🗆	Ø		Applicable Current Codes
18. 🗆	Ø		Scope of work (match application & plans)
19. 🔲	回		Valid Stamp & Signature of design professional
20. 🗆	口		Minimum 11 x 17, legible drawing (no pencil, no grid)
			Verify multi professionals
22. 🗆	ď,		Identical plan sets with same paper size
23. 🗆	ď		All relevant plan checkers sign/stamp plans

In Take Staff initial

**OTC CHECKLIST** 

BA# 2025/12402

In Take Staff initial	Processing Staff initial
SFPIM verification (addresses, zoning, & previous pe	rmits):
1	r rear)
2.	
3. D D Verify zoning (Dist. 11, C-O-3, OCII, &	Port)
4.	
	( ) ( ) ( ) ( ) ( )
PTS Verification (complaints, unit count, occupancy,	scope of work, & owner/applicants:
1. NA NOV's & penalties	
2, HIS record for R-2 building	
4 D D Verify reference/ revision permit & C	ompare previous permits of the LEVER
5. Renewal for final, recommencement,	. commencement - BID or SFFD
6. Check occupancy (especially commer	
7. Where is the work taking place (floor	#. unit #, interior, exterior, front or rear structure)
8. SCOPE OF WORK & STAMPS:	
➤ ABE Program Ord 51-16 ➤ BOAs	tamp > Green Haio > Re-roofing
Building Enlargement Mahe	
9. Per scope, attached appropriate docu	uments
	Office of Cannabis (as applicable)
10. Property owner matches Assessor's r	•
1 Contacts: Architect, Engineer, & Design	
12. D D ECC List – Enter CP and BID in routing	; before CPB Permit Processing. Permit can only be
issued to a licensed contractor	进
13. Verify contractor's license on CSLB.	
14. 🗵 🔲 Verify the contractor's business licen	se
Check Plans (addresses, signature of design professi	onal, scope of work, scale, paper size):
I P N/A	
15. 🗓 🗆 🗅 Addresses & PA# on plans match app	lication
16. 📮 🔲 🗀 Index	
17. 📮 🔲 🔲 Applicable Current <b>Codes</b>	
18. 🔲 🖂 Scope of work (match application & p	olans)
19. 📮 🔲 🗀 Valid <b>Stamp &amp; Signature</b> of design pr	ofessional
20. 🖟 🗆 🗆 Minimum 11 x 17, legible drawing (no	o pencil, no grid)
21. 🔱 🔲 🖂 Verify multi professionals	
22. 🖟 🛘 🗘 Identical plan sets with same paper s	ize
23.   All plan checkers sign/stamp plans a	and app

Checking items before routing customer to next station:

- 1. BA created on Valid address & parcel as on application form (Look out for: multiple addresses)
- 2. Work Scope in PTS match application and plan (Look out for: Spell check)
- 3. All required Characteristics field updated, including Add'l Characteristics (Look out for: # of Plan Set)
- 4. All routing station created in PTS per G-20, including pre-InTake stations (Look out for: notes from & for other stations, including CPB @ issuance)
- 5. Verify Fees screen for fees assessed
- 6. Verify Owner/Contractor/Agents Tab has all available parties recorded (Look out for: Permit Applicant checkbox)
- 7. Verify Routing slip with all applicable stations checked
- 8. For Application with plan, verify BA number & Job Address written on right-end of plan in visible location and size with thick marker
- Make notes for Processing colleagues in Routing Comments of last CPB station with date & your initial as needed.
- 10. At issuance, verify <u>ALL</u> stamps, including ISSUED, are legible with correct date match Issuance Date in PTS
- 11. ECC application to have OK to issue approval after last plan check approval; and issue with licensed contractor (No Owner Builder for ECC application)
- 12. FORMS: CONTRACTOR, OWNER, R-2, FINAL

City and County of San Francisco DBI DBI

Reference Number: 2025175001-40 Date/Time: 06/25/2025 11:18:07 AM

Permit or Reference Number Payment 2025175001-40-1 Line Item

Permit or Reference Number: RR072502 Comment: 1112 BRYANT STREET #200 Fee Desc: PVISION PERMITS PRINT

Amount: \$1.00

Total: \$1.00

1 ITEM TOTAL: \$1.00

TOTAL: \$1.00

Cash \$1.00 Total Received: \$1.00



Safe Building!

Subtler possible addresses for this location:  Applicant Information First Name JOSEPH Address 1112 BRYANT STREET #200 JOSEPH SPECIALIZED LEGAL SERVICES City SAN FRANCISCO State CALIFORNIA JOSEPH Address 1112 BRYANT STREET #200 JOSEPH Address 1112 BRYANT STREET #200 JOSEPH ADDRESS STREET #200 JOSEPH BELLEBADER #200 JOSEPH BELLBADER #200 JOSEPH BELLBADER #200 JOSEPH BELLBADER #200 JOSEPH BELLBADER #200 JOS	Property Info											
Other possible addresses for this location:  Applicant Information  JOSEPH Address 1112 BRYANT STREET #200  Address 1112 BRYANT STREET #200  Address 2  City SAN FRANCISCO State CALLFORNIA  JOSEPH Address 2  City SAN FRANCISCO State CALLFORNIA  Zip Code 94102  Deposit or adjustment:  Owner:  Duplication: O Fe or No Mailed date:  Duplication: O Fe or No Mailed date:  Duplication: O Soils Reports: O Rolls: O DivApps: O Pvision Permits: O Pvision Plans: O  Printed Copies  Electronic Records: \$0.00 Deposit or adjustment:  Deposit or adjustment: O.00 Balance due: O.00  Total Printed Copy Paid Units  Apprure Cards / Printed Records   Printed												
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State   Address   State   Address   State   CALIFORNIA   Add			s location	<u> </u>	_	_						
Address2 City SAN FRANCISCO City												
SPECIALIZED LEGAL SERVICES   City   SAN FRANCISCO   CALIFORNIA   State   Sta					1112 BRYANT STE	REET #200	)					
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Second   S				VICES		-						
Printed Copies   Prin												
Request Information Processed By: Date Received: 06/25/2025 10:34 AM Ready Date: 07/23/2025 Until Date: 08/06/2025 Completed date: 06/25/2025 Final Date: Voided Date: Turnaround Time: 0  Duplication for Plans - NEED TO BE PICKED UP WITHIN 30 DAYS OF RECEIVING READY NOTICE Duplication: Yes or No Mailed date: Owner: Electronic Plans \$0.00 Printed Plans: \$0.00 Design Prof:  View Only Façade: 0 Soils Reports: 0 Rolls: 0 DivApps: 0 Pvision Permits: 0 Pvision Plans: 0  Printed Copies  Electronic Records: \$0.00 Printed Records: \$0.00 16MM: \$0.00 Certification: \$0.00  Additional Comments  Payment Amount Coustomer Completed Date: 06/25/2025 Fotal: 0.00 Deposit or adjustment: 0.00 Balance due: 0.00  Total Printed Copy Paid Units Aperture Cards / Electronic Records: Pvision Permits/ Printed Records 16MM Certified SMM/ Printed Plans 0 10 0 0 0 0 0  Total Printed Copy Paid Units Aperture Cards / Printed Records 16MM Certified SMM/ Printed Plans 0 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				om		•	0.702					
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**RECORD REQUEST RECEIPT** 

RR20250625264

# **EXHIBIT 2**

### **DECLARATION OF KIMON MANOLIUS**

- I, Kimon Manolius, declare as follows:
- 1. Along with my wife, Lisa-Anne Manolius, I am an appellant in this appeal (the "Appeal"). I have personal knowledge of the facts set forth herein, except as to those stated on information and belief and, as to those, I am informed and believe them to be true. If called as a witness, I could and would competently testify to the matters stated herein.
- 2. My wife and I own and have lived in our home at 18 Wilder Street for more than two decades. We are accustomed to close quarters and City noise, and understand the value of good neighborly relations. As former San Francisco Deputy City Attorneys with years of experience protecting the City, we also are mindful of the health and safety implications of shoddy unpermitted work.
- 3. Our home is next-door to one of the properties owned by local landlord Christopher Rodehau at 14 Wilder Street, the subject of this Appeal (the "Property"). The houses are not only close, but touch in places, meaning any structural, electrical and plumbing issue of one can quickly become an issue at the other. The two houses are separated by a three-foot recorded walkway easement that provides access to our backyard area. The photos we provide with our appeal were taken by either my wife or by me.
- 4. In September 2024, Mr. Rodehau began what we would later learn was a large-scale unpermitted complete renovation of the Property. Instead of a "couple of weeks" as we were told by Mr. Rodehau, we endured relentless noise and inconvenience for more than four months, often six days a week, even during the winter holidays. Complaints regarding the unpermitted large-scale project being done by an unlicensed contractor were lodged with DBI. Throughout December 2024, I am informed and believe that DBI Inspectors sought access to the

Property; calls were made, a blue door hanger card was left, and two inspection letters were sent to Mr. Rodehau. I ran into one of the inspectors in front of our house, and he asked me questions about the project. I am also informed and believe that Mr. Rodehau did not allow DBI Inspectors into the Property until January 9, 2025; after several late night work sessions where construction debris and other materials were moved out of the home, which I concluded must have been for the purpose of disguising and concealing work.

- 5. The true scope of Mr. Rodehau's work was memorialized by his unlicensed contractor who methodically posted public videos online bragging about the illegal work. My wife and I downloaded the videos, and saved and labeled them. Those videos show the full scope and extent of work done September 2024 to January 2025, including but not limited to removal of multiple walls, gutting the entire structure on both floors, raising ceilings, a complete kitchen remodel, and extensive plumbing and electrical work. The videos are most definitely of 14 Wilder I recognize the inside of the house having been inside before and even early on during this project. Moreover, Wilder Street, Mr. Rodehau's backyard, and our home are visible in several of the videos. The dates when they were posted also are completely consistent with how the project went, and I also recognize the unlicensed contractor Vanderlei Rodriguez as I am familiar with him. Copies of the videos were provided to both the Building and Code Enforcement Divisions long before this Appeal was filed. Building got them by February of 2025, and Code Enforcement received them in May of 2025.
- 7. I am informed and believe that Mr. Rodehau denied access to the Property until the majority of his work was concealed behind closed walls. Unfortunately, DBI Inspectors have informed me and my attorneys that their enforcement capabilities are limited to what they can observe.

- 6. Several neighbors told my wife and me that Mr. Rodehau complained that my wife and I had blown the whistle on his illegal work with the City He then proceeded, on January 27, 2025, to have his unlicensed contractor install a powerful kitchen exhaust vent where a kitchen window used to be. Not without coincidence, that illegal kitchen exhaust was placed impermissibly close to the shared property line with our home. The loud and smelly kitchen exhaust spewed greasy fumes and odors, keeping us from enjoying our garden, deck, and patio, and forcing us to keep our windows and doors closed to avoid the fumes and odors coming inside their home. We repeatedly asked Mr. Rodehau to forgo using the illegal kitchen exhaust until it was relocated. In response, Mr. Rodehau appeared to run his illegal exhaust more, multiple times a day and especially when we would go outside to enjoy our garden, suggesting a deliberate attempt to annoy and cause them discomfort. At a loss for how to contend with such a neighbor, we reluctantly hired counsel who reached out to Mr. Rodehau to apprise him again of the impact of his ill-positioned and illegal kitchen exhaust, but to no avail. The January 27 installation was done by the unlicensed contractor – Mr. Rodriguez. In a subsequent conversation with Mr. Rodriguez about the exhaust fan and its terrible impacts on us, Mr. Rodriguez admitted that he does not do "legal," just what Mr. Rodehau tells him.
- 7. We continued to work with DBI, explaining the daily impact of the newly added kitchen exhaust, and our concern about the structural issues unaddressed in Mr. Rodehau's deceptively minimalistic January 17, 2025 permit application. On March 10, 2025, I am informed and believe that our counsel spoke with Deputy City Attorney Peter Miljanich about the continued inaccurate scope of Mr. Rodehau's first permit application, and followed up with DBI regarding the same. I am informed and believe that, in response, on March 17, 2025, Mr. Rodehau submitted a second building permit application related to work he started in September

- 2024. This time, the permit application sought authorization only for: "RECONFIGURATION OF WALL BETWEEN KITCHEN AND LIVING ROOM/DINING ROOM. TO COMPLY WITH NOV 202536257." This seems patently untrue as from the videos I can see there was no "reconfiguration," but rather removal of multiple walls and ceiling supports. The contractor brags about multiple walls being removed and the ceiling and floor work. Once again, Mr. Rodehau failed to truthfully describe the scope of work, even suggesting the cost was just \$5,000. Pursuant to DBI's Tracking System, upon submitting the Alt. Permit, Mr. Rodehau was instructed to "show all work under this, and the revised permit."
- 8. I am informed and believe that on April 9, 2025, the City issued Notice of Violation No. 202536257. My understanding is that this NOV confirmed that work was done without a permit, and concluded that the building was unsafe (S.F. Building Code, § 102A). The NOV included an order to "Stop All Work," and a requirement that Mr. Rodehau file a building permit application and plans within 15 days and obtain a permit within 30 days. Even after the NOV and stop work order, Mr. Rodehau did more work. On May 13, 2025, Mr. Rodehau installed an additional and larger kitchen exhaust even closer to our bedroom window, home office, and upper deck. The positioning worsened the impact of the illegal exhaust, which can be heard over the buzz of Highway 280 and smelled despite the windy conditions of Glen Park. Once again, it appears to have no filters or screening, and spews in all directions.
- 9. I am informed and believe that, on May 14, 2025, the City issued a Second NOV and final warning letter. I am informed and believe that, on May 23, 2025, Mr. Rodehau submitted what DBI indicated were "INCOMPLETE PLANS," and then finally on June 4, 2025, Mr. Rodehau submitted "NEW PLANS." Of course, Mr. Rodehau did not provide any notice or post the approved permit as required. It was only due to monitoring the City's Tracking System

that we learned that DBI approved the Alteration Permit. I am informed and believe that approval was granted over the counter. <sup>1</sup> We then promptly contacted DBI with questions regarding the scope of the Alteration Permit, but those communications went unanswered, leaving us with no option but to file this Appeal.

- 10. Beginning early in the morning of June 24, 2025, a construction crew armed with power tools and two truckloads of materials including 4x8 sheets of plywood started to work at the Property. Although I am informed and believe that Mr. Rodehau was informed by both this Board and DBI by early afternoon that the Alteration Permit had been suspended and work must stop, construction continued until 8:55 p.m. I informed DBI that construction continued throughout the afternoon and into the evening. I could not determine from the materials or construction noise what work was being done.
- 11. We were not able to obtain copies of Mr. Rodehau's permit application until after this Appeal was filed, and the plans were only made available when the Board of Appeals' executive director kindly provided a copy. Mr. Northover and I also went to the counter to review the plans. The plans, however, are based upon a deceptive project description that does not reflect a remodel down to the studs, and so the accompanying permit approval is similarly inaccurate. Making matters even worse, the scope of work reflected on the plans does not even match the Alteration Permit's stated project description.
- 12. We have been compelled to hire an expert to assist us, Michael Northover of JTM Developments LLC. I provided him all the videos and photographs in my files of the work at 14 Wilder. His report is included as an exhibit to our opening brief. The screenshots he created and

Because Mr. Rodehau failed to comply with either NOV, DBI's Code Enforcement Division had set a Director's Hearing for August.

reviewed are from the public videos that we had obtained. I shared with him photographs too that I and my wife had taken, and he also visited the site on many occasions.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this 17th day of July, 2025.

From Manles

# **EXHIBIT 3**

You selected:

Address: 14 WILDER ST Block/Lot: 6746 / 008

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

## (Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	II mit	Current Stage	Stage Date
202503172402	6746	800	14	WILDER ST		SUSPEND	06/24/2025
202501178595	6746	800	14	WILDER ST		ISSUED	01/17/2025
202406184804	6746	800	14	WILDER ST		COMPLETE	07/05/2024
201308265280	6746	008	14	WILDER ST		COMPLETE	11/20/2013
201308204732	6746	008	14	WILDER ST		COMPLETE	11/20/2013
M422568	6746	008	14	WILDER ST		ISSUED	08/30/2013

Online Permit and Complaint Tracking home page.

## **Technical Support for Online Services**

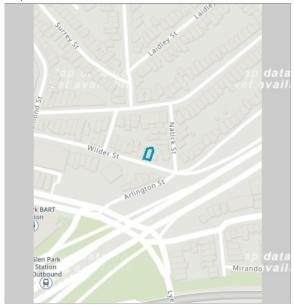
If you need help or have a question about this service, please visit our FAQ area.

City and County of San Francisco © 2025

# **EXHIBIT 4**



Report for: 14 WILDER ST



## Property

General information related to properties at this location.

Parcel	Parcel History	Address(es) for this	Reports
(Block/Lot)		Parcel	
6746/008		14 Wilder St, San	Assessor Summary
		Francisco, CA 94131	Assessor Recorded Documents 🗹

## **Current Planning Team**

Team Manager: elizabeth.gordonjonckheer@sfgov.org ☑

## Schools (K-12) Within 600ft

None

## **Port Facilities**

None

## **City Properties**

None

## Official Maps

Assessor's Block Map 🚨

Block Map 2009 🚨

Block Map 1980 🖾

Block Map 1960-65 🚨

Block Map 1946 🖺

Block Map 1935 🗷

Sanborn Map 1990's 🗗

## **Supervisor District**

District 8 (Rafael Mandelman)

#### **Census Tract**

2020 Census 🗗 Tract 021800

## Neighborhood (Planning Dept)

Glen Park

Neighborhood Groups Map 🗷

Services nearby (street cleaning, parks, MUNI, etc.) **T** Transportation (transit, ped & bike safety, etc.) **T** 

Secured Property Tax Rolls

## **Recommended Plants**

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder

## **Housing Element Reused Sites**

None

## **State Opportunity Map**

Within a High Resource Area 🗹

#### **National Park Service**

n/a

## Assessor

Parcel 6746008 Address 14 WILDER ST

Assessed Values		Construction Type	Wood or steel frame
Assessed values		construction type	Wood of steet frame
Land	\$169,955.00	Use Type	Dwelling
Structure	\$175,053.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	6
Last Sale	4/15/1994	Bedrooms	3
Last Sale Price	\$203,000.00	Bathrooms	1
Year Built	1913	Basement	-
<b>Building Area</b>	1,150 sq ft		
Parcel Area	1,353 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

## **Zoning Information**

Planning Department Zoning and other regulations.

Zoning Districts	Coastal Zone
RH-2 - Residential- House, Two Family 🗹	Not in the Coastal Zone

Height & Bulk Districts Port

40-X ☑ Not under Port Jurisdiction

Special Use Districts Redevelopment Areas

Central Neighborhoods Large Residence 🗗 None

Special Sign Regulations Neighborhood-Specific Impact Fees

None In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact

Legislated Setbacks fees apply to this particular property:

None

Legislated SetDacks fees apply to this particular property:

None

Cultural Districts

An overview of Development Impact Fees can be

None found on the Impact Fees Website **□** 

Limited and Nonconforming Uses Mayor's Invest in Neighborhoods Initiative

None Areas None

Glen Park ☑ Community Benefit Districts

None

Public Realm and Streetscape Plans
None

Other Notices and Regulations

Accessory Dwelling Units

May be eligible for adding new accessory dwelling unit(s).

Read more about this regulation  $\square$ 

Added:

**Planning Areas** 

## **Design Guidelines**

#### **Area Specific Design Guidelines**

Residential Design Guidelines

The Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. These guidelines are integral to the Department's design review process for residential districts.

Urban Design Guidelines 🗗

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150'.

#### Citywide Design Guidelines

Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit [2]

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings 🗷

These guidelines should be applied to new construction and alterations that require treatment options fo meet the Bird-Safe Building Standards.

Guide to the San Francisco Green Landscaping Ordinance

The guide describes the Green Landscaping Ordinance and helps san Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.

Planning Code; Public Works Code

Guidelines for Adding Garages and Curb Cuts 🗹

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

Guidelines for Ground Floor Residential Design

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.

**Draft Document** 

Standards for Storefront Transparency 🗷

These standards promote a transparent storefront that welcomes customers inside with producets and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the tsore and the entire neighborhood. Planning Code Requirements for Commercial Buildings

Better Streets Plan

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

Commission Guide for Formula Retail

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods. Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement  ${\bf Z}$ 

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

### **Zoning Letters of Determination**

None

#### Official Zoning Maps

View Zoning District Map - ZN11 🖺
View Height District Map - HT11 🖺
View Special Use District Map - SU11 🖺
View Special Sign District Map - Citywide - SS01 🖻
View Special Sign District Map - Detailed - SS02 🚨

## **Environmental Information**

The sections below list environmental monitoring requirements and general environmental topics related to this property.

### **CEQA Information**

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

## Air Pollutant Exposure Zone

Health Code Article 38 🗗

Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.

CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

Read more about this regulation 🗹

Added: 2/5/2025

Archeologically Sensitive Areas
Archaeological Sensitivity Zone 2 (high sensitivity)
Read more about this regulation 
Added: 6/30/2023

Cortese List – State Database of Hazardous Sites California Government Code Section 65962.5 ☑ Not applicable.

Flooding: 100-Year Storm Flood Risk Zone (Stormwater) Not applicable.

## Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). Read more about the City's Floodplain Management Program and the Floodplain Management ordinance or contact the City Administrator's Office at floodplainadminister@sfgov.org.

AREA OF LOW OR MINIMAL FLOOD RISK

#### This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded 🗷

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the 1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

## Flooding: Sea Level Rise

This location does not fall within the Sea Level Rise Vulnerability Zone, pursuant to end-of-century projections utilized by the City and County of San Francisco for Capital Planning Guidance (CPC Guidance). To learn more

about the City's sea level rise adaptation programs, please visit: https://sfplanning.org/sea-level-rise-action-plan 🗗

Maher Ordinance and Article 31 Health Code Article 22A and 31 Not applicable.

Seismic Hazard – Landslide Not applicable.

Seismic Hazard – Liquefaction Not applicable.

Serpentine Rock Not applicable.

## Slopes of 25% or Greater

Projects on a parcel with an average slope of at least 25 percent and include any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? For more information contact cpc.epintake@sfgov.org.

Added: 5/13/2019

Slope Protection Areas - San Francisco Building Code Not applicable.

## Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 628.652.7300; Email: pic@sfgov.org. For a glossary of terms, visit the Help section of this site.

Historic Evaluation Article 10 Designated Historic Districts and Landmarks

None

None

B - Unknown / Age Eligible 🗹

Parcel: 6746/008

**Building Name:** 

Address: 14 WILDER ST

Status Reason: No evaluation and 45

. .

valuation and 45 Mills Act

years or older Properties with Mills Act 🗹 approval.

None

None

Legacy Business Registry

**Article 11 Preservation Designation** 

National Register of Historic Places

None

California Register of Historical Resources

None

**Historic Resource Evaluation Responses** 

**Evaluations for the Purposes of CEQA** - These evaluations do not result in the automatic listing or designation of any property within the project area.

None

#### **Historic Resource Assessments**

None

#### **Historic Resource Reviews**

None

#### **Historic and Cultural Resource Surveys**

#### SF Survey

The San Francisco Citywide Cultural Resources Survey (SF Survey) is underway. SF Survey is a multi-year effort to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. As a part of this effort, staff have been auditing past survey findings to ensure accuracy. To learn more, please visit https://sfplanning.org/sfsurvey.

This property is not in an Active SF Survey Area.

#### Past Surveys

None

#### **Historic Context Statements**

The mention of a property in a historic context statement does not mean it is a Category A, Historic Resource Present. A formal evaluation must be conducted using the document's evaluative framework.

None

#### **Architecture**

Unknown

## **Planning Applications**

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the Planning Code . The 'Project' is the activity being proposed. For a glossary of terms, visit Planning Code section 102 . or the Help section of this site.

## 2025-004157PRJ Project Profile (PRJ) 14 WILDER ST

Opened: 5/9/2025 Status: Closed - Cancelled 5/23/2025

Contact: Victoria Lewis victoria.lewis@sfgov.org 628-652-7427

Legalizing removing the wall between the living room and the kitchen. Replace the cabinets in the kitchen,

Ceiling lights, sheetrock, flooring and doors. Add charging points in the house.

Address: 14 WILDER ST 94131

Further Info:Related Records:Related Documents2025-004157PRJProject Features-2025-004157APLAccela Citizen Access ♂202503172402 ♂

## Permitted Short Term Rentals

This section does not include pending or denied applications. Eligible applicants at qualifying properties may host short-term rentals while an application is pending.

None

## **Building Permits**

Applications for Building Permits submitted to the Department of Building Inspection.

**Active Permits** 

Permit 202503172402

Status: SUSPEND - 6/24/2025 Address: 14 WILDER ST

Revision to 202501178595. Reconfiguration of wall between kitchen and living room/dining room. To comply

with nov 202536257.

Originally Filed: 3/17/2025 Parcel: 6746/008 **Existing Use:** 1 FAMILY DWELLING 1 FAMILY Proposed Use:

**DWELLING** 

**Existing Units: Proposed Units:** 1 1

**Existing Occupancy Code: Proposed Occupancy Code:** R-3 R-3 Code

Definitions 🗹

**Construction Cost:** \$5,000.00

## Completed Permits

Permit 202501178595

Status: ISSUED - 1/17/2025 Address: 14 WILDER ST

Insulate walls and install new sheetrock in living areas on 2nd floor. Replace hardwood floors. Replace kitchen cabinets and countertops. Replace interior doors so everything matches. Insulate ceiling and seal mouseholes

into house.

Originally Filed: 1/17/2025 Parcel: 6746/008 **Existing Use:** 1 FAMILY DWELLING **Proposed Use:** 1 FAMILY

**DWELLING** 

**Proposed Units: Existing Units:** 1

**Existing Occupancy Code:** R-3 Proposed Occupancy Code: R-3 Code

Definitions 🗗

**Construction Cost:** \$75,000.00

Permit 202406184804 🗗

Status: COMPLETE - 7/5/2024 Address: 14 WILDER ST

Re-roofing: remove and replace roofing material / existing roofing material (in-kind)

Originally Filed: 6/18/2024 3:40:00 PM Parcel: 6746/008 **Existing Use:** 2 FAMILY DWELLING **Proposed Use:** 2 FAMILY

**DWELLING** 

**Existing Units: Proposed Units:** 0

**Existing Occupancy Code: Proposed Occupancy Code:** R-3 Code

Definitions 2

\$10,000.00 **Construction Cost:** 

Permit 201308265280 🖸

Status: COMPLETE - 11/20/2013 Address: 14 WILDER ST

Replace 2 windows in kind visible to the street, milgard double hung both sahses operate, exterior finish

silver, interior white aluminum clad with wood.

Originally Filed: 8/26/2013 Parcel: 6746/008 **Existing Use:** 1 FAMILY DWELLING Proposed Use: 1 FAMILY **DWELLING** 

**Existing Units: Proposed Units:** 1

**Existing Occupancy Code:** Proposed Occupancy Code: R-3 Code

Definitions 2

**Construction Cost:** \$1,000.00

Permit 201308204732

Status: COMPLETE - 11/20/2013 Address: 14 WILDER ST

Remove (e) stucco and replace with new stucco in kind; visible to street.

Originally Filed: 8/20/2013 Parcel: 6746/008 1 FAMILY DWELLING 1 FAMILY **Existing Use:** Proposed Use: **DWELLING**  Existing Units: 1 Proposed Units: 1

Existing Occupancy Code: R-3 Proposed Occupancy Code: R-3 Code

Definitions 🖸

Construction Cost: \$15,000.00

Additional Permits

Additional Permits 🗹 (electrical, plumbing, etc) lodged with the Department of Building Inspections.

## Other Permits

Other miscellaneous permits reviewed by the Planning Department. Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Department of Public Health, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code ...

**Active Permits** 

None

**Completed Permits** 

None

## Complaints

The Planning Department and the Department of Building Inspection receive public complaints and operate enforcement programs G to ensure compliance with the SF Planning Code and Building Inspection Commission Code.

## **Planning Department Complaints**

Active

None

Completed

None

## **Department of Building Inspection Complaints**

Disclaimer

View Complaint 202539235 (14 WILDER ST)

View Complaint 202536257 (14 WILDER ST)

View Complaint 202535004 (14 WILDER ST)

View Complaint 202432297 (14 WILDER ST) 

✓
View Complaint 202431647 (14 WILDER ST) 

✓

View Complaint 202431572 (14 WILDER ST)

View Complaint H9401094 (14 WILDER ST)

## **Appeals**

Appeals related to Planning Department review. More information on Board of Appeals records can be found here.

## **Board of Appeals**

## **25-024 14 WILDER STREET**

File Date: 6/24/2025 Hearing Date: 7/30/2025 Close Date: undefined Status: Hearing Pending

Description of Appeal: revision to Permit No. 202501178595; reconfiguration of wall between kitchen and

living room and dining room to comply with Notice of Violation No. 202536257

Department of Building Inspection 2025/03/17/2402

Hearing Result: Decision Doc:

#### Other Appeals

## 2025-004157APL Appeals (APL) 14 WILDER ST

Opened: 6/25/2025 Status: Open 6/25/2025 Contact: Vladimir Vallejo vladimir.vallejo@sfgov.org 628-652-7519

APPEAL NO. 25-024: Legalizing removing the wall between the living room and the kitchen. Replace the

## Block Book Notifications (BBNs) & Notices of Special Restrictions (NSRs)

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code. You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our Permits in Your Neighborhood 

\*Tweeting\*\*

A Notice of Special Restriction (NSR) is a document recorded to the Office of the Assessor-Recorder 🗗 and lists specific conditions and/or limitations associated with a property. The NSRs listed below are limited to those related to the Planning Code. Other NSRs on the property may be recorded with the Office of the Assessor-Recorder.

## **Block Book Notifications**

None

## **Notice of Special Restrictions**

None

## **EXHIBIT 5**

RR202506273	91				RECO	RD REQ	UEST REC	EIPT
Property Information								
Address: 14 WILDER ST								
Building Occupancy: <b>D</b>		New Cor	nstructioi	n Date: <b>191</b> :	3			
Other possible addresses for the	his location:							
Applicant Information					4440 DD)/ANT OTE	EET #00/	0	
First Name JOSEPH			_	Address	1112 BRYANT STR	EE1 #200	J	
Last Name HELLBENDER	EOAL OED\//C			\ddress2	CAN EDANCISCO			
Company SPECIALIZED L		ES		City	SAN FRANCISCO CALIFORNIA			
Phone 4157162464	Ext			State Lip Code	94102			
Alt. Phone	Ext			ip Code Origin	34102			
E-mail Joseph@special	izeulegai.com			<u> </u>				
Request Information								
Processed By:	Date Rece	ived: <b>06/27/</b>	2025	Dandy Date	. 07/05/2025	Intil Data	08/08/2025	
AFLORES		01:57	PM	Ready Date	e: <b>07/25/2025</b>	mili Date.	. 00/00/2023	'
Completed date:	Final Date	<u> </u>		Voided Date	e:	urnaroun	d Time: 0	
Duplication for Plans -	NEED TO B	E PICKED	O UP W	/ITHIN 30	DAYS OF RECE	IVING F	READY NO	OTICE
Duplication: OYes or ONG	Mailed da	ate:		Owner:				
Electronic Plans: \$0.00	Printed P	lans: \$0	0.00	Design Pro	f:			
View Only	<u> </u>							
Façade: 0 Soils Report	ts: 0 R	olls: 0	DivApp	s: 0	Pvision Permits: 0	Pv	ision Plans:	0
Printed Copies								
Electronic Records: \$0.0	<del>)0</del> Printe	ed Records:	\$0.	00 1	6MM: \$0.00	Certifica	ition: \$0	.00
Additional Comments								
Payment Amount Customer Completed Date: 06 Total: 0.00		posit or adj	ustment:	0.00	Balance due	e: <b>0.0</b>	00	
Total Printed Copy P	Paid Units							
Aperture Cards / Electronic Records	Pvision Pe Printed Re		16MM	Certified	35MM/ Electronic P	lans	Pvision F Printed I	
0	22		0	0	0	<u> </u>	0	
<>								
Payments Applied								
Receipt Payment date		Payor			Address		Issued By	Amount
	OSEPH HELLBEN		ZED LEGA	L 1112 BRYA CA 94102	NT STREET #200 SAN FR	ANCISCO	AFLORES	\$2.20
<>								





## **Building Permit**

Application Number: 202406184804 Form Number: 8 Cost: \$10,000

Address: 6746/008/0 14 WILDER ST Number of Plansets: 0

Description: RE-ROOFING: REMOVE AND REPLACE ROOFING MATERIAL / EXISTING ROOFING MATERIAL (IN-KIND)

Type of Construction

# of Stories

# of Basements

**Existing Use:** 

Proposed Use:

**Building Code & Use** 

Occupancy Class

# of Dwelling Units

**Existing Use:** 

28 - 2 FAMILY DWELLING

R-3

Proposed Use:

28 - 2 FAMILY DWELLING

R-3

Disposition/Stage:

•			***************************************
ACTION DATE	STAGE	COMMENTS	
18-JUN-2024	TRIAGE		
18-JUN-2024	FILING		
18-JUN-2024	FILED	ELECTRONICALLY FILED	
18-JUN-2024	ISSUED	ELECTRONICALLY ISSUED	

PPROVE Dept. of Building Insp.
- San Francisco -

06/18/2024

**Contact Details:** 

Role

Name

Phone

OWNER

CHRISTOPHER JOSEPH RODEHAU REV

9253291896

PATRICK O'RIORDAN C.B.O., DIRECTOR DEPT. OF BUILDING INSPECTION

**Contractor Details:** 

License No.:

1076767

Name:

SHIMON SHEMI ELMADAWI

**Company Name:** 

APOLLO BUILDING & ROOFING GROUP INC.

Address:

1515 OAKLAND BLVD WALNUT CREEK CA 94596-0000

Phone:

City and County of San Francisco Department of Building Inspection



London N. Breed, Mayor Patrick O'Riordan, C.B.O., Director

## **Building Permit**

**Application Number:** 

202406184804

Form Number: 8

Cost: \$10,000

**Address:** 6746/008/0 14 WILDER ST

Addenda Details:

Description:

STEP#	STATION	ARRIVE DATE	START DATE IN HOLD	OUT HOLD	FINISH DAT	E PLAN CHECKED BY	COMMENTS	
1	BLDG	06/18/2024	06/18/2024		06/18/2024	ONLINEPROD		
2	CPB	06/18/2024	06/18/2024		06/18/2024	ONLINEPROD		



## **Building Permit**

Application Number: 202406184804 Form Number: 8 Cost: \$10,000

## **IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385. California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

## Type of Applicant

Contractor

## APPLICANT'S CERTIFICATION

(X) I verify that all information above is true and accurate. Any additional work will require a separate Building Permit.

## NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( X ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: STATE COMPENSATION INS FUND
Policy Number: 9298971

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a c

Section 3800 of the Labor Code, that the permit herein applied for shall be

deemed revoked.



## MECHANICAL PERMIT

PERMIT # PMW20250102056 CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

Call between 8:00 am and 3:00 pm to sendate at the sendate at

DATE AND TIME:06/27/2025 02:01:00 PM

24-hour voice inspection scheduling - (628) 652-3401

COMPLETE

RENEWAL AMENDMENT PID PERMIT# **BLK/LOT 6746** / 008 ST I Init Unit sfx Job Location 14 WILDER Unit Unit sfx **BLK/LOT** EID PMT# District BLDG APPL# OWNER: CHRISTOPHER JOSEPH RODEHAU REV Owner/Contact Owner Name CA Owner Phone 4154041836 Owner Address I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions code, and my license is in full force and effect. **HOMEOWNER PERMIT:** Approving Inspector: CONTRACTOR: Class Expiration BTRC# License # Company Name 1119251 09/30/2025 INSULATION GURU INC DBA HVAC GURU 1031326 C20 State Zip City Address SAN JOSE CΔ 95112-0000 **75 PHELAN AV** Phone 6693691363 DESCRIPTION OF WORK COVERED BY THIS PERMIT: WORK CATEGORY: 1M; INSTALLATION OF ELECTRIC MINI SPLIT HEATPUMP CASSETTE SYSTEM. HAS 3 INDOOR UNITS MAX INSPECTIONS AVAILABLE 2 FEES: 0.00/1 EA. 0.00 SURVEY: 0.00 NUMBER OF ADDITIONAL INSPECTIONS: 0@ 0.00/1 EA. 0.00 NUMBER OF PLAN REVIEW HOURS: 0@ 0.00 Enhanced access fee (Web): NUMBER OF ADMIN HOURS: 0@ 0.00/1 EA. 0.00 Technology surcharge (2%): 0.00 SINGLE RESIDENTIAL UNIT: 192.55 Penalty 0.00 MECHANICAL GAS APPLIANCES: 0@ 0.00/1 EA. 0.00 OFFICE, MERCANTILE AND RETAIL BUILDING: 0.00/1.FA 00 0.00 TOTAL PERMIT FEE: 193.55 BUILDING STDS ADMIN FUND **VALUATION 21,000.00** 1.00 \* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5' Effective 8/7/2009 - Permit shall expire 1 year from date of issuance. DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY Remarks Initials Date NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions. demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below: affirm under penalty of perjury one of the following declarations: I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: HARTFORD CASUALTY INSURANCE CO Policy Number: 57WECBF5TVS III. The cost of the work to be done is \$100 or less. IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau. PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 49 SOUTH VAN NESS AVE, SAN FRANCISCO, CA 94103 Plumbing Inspector's signatures: Date: Rough In: Date: Final: Valid For Issuance: Approved Date: 01/02/2025 11:49:19 AM

Chief Plumbing Inspector:

**INSPECTOR'S RECORD** Issued by: WEBSITE



# Department of Building Inspection City & County of San Francisco 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226



## Plumbing / Mechanical Inspection History

Application Num Job Location		250102 DER ST		Block/Lot <b>6746/008</b>
Inspector Name	Activity Date	Status Code	Status Description	Comments
Voelker, Mark	01/09/2025	406	FINAL MECHANICAL INSPECTION APPRVED	heat pump installation as per NOV number 202432297, and 202431572,

Approved.

# WILDER ST

## **PLUMBING PERMIT**

## CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Call between 8:00 am and 3:00 pm to schedule an inspection - (628) 652-3400

24-hour Web inspection scheduling at: https://dbiweb02.sfgov.org/dbi\_plumbing/ DATE AND TIME: 06/27/2025 02:01:18 PM

PERMIT # PP20250618954

24-hour voice inspection scheduling - (628) 652-3401

**ISSUED** 

Job Location	14	WILDE	R		K	ST	Unil Unil	Uni	t sfx t sfx	D PERMIT		OT <b>6746</b> OT	/ 008
OWNER:		BLD	G APPL#				EID PMT#					District	.8
	CHRISTOPHER 14	JOSEPH WILDE		AU REV	ST	SAN FR	Owner/Cor ANCISCO	ntact (	CHRIST CA	1PHER ROE 94131 C		ne <b>41540</b>	41836
i hereby affirm that I am licen	ised under provisions of Chap	oter 9 (Commen	cing with Sec.	7000) of Divisio	on 3 of the B	usiness and Profes	ssions code, and my licen	se is in full fo	orce and effec	ct.			
CONTRACTOR:					Н	OMEOWNE	R PERMIT:	X <b>A</b>	pprovin	g Inspector	: Vella	Chris	
Company Name HOMEOWNER'S F Address	PERMIT				Licer <b>0000</b> City	nse # <b>)01</b>	Class C36			Expiration State CA		BTRC # 000001 Zip	
												Phone <b>4150000</b>	001
DESCRIPTION OF KITCHEN REMOD			HIS PERI	MIT:									
FEES:	MAX INSPECTION	NS AVA	ILABLE:	0			VALUATION	5	,000.00	BLD	G STDS /	ADMIN FU	ND 1.0
NUMBER OF ADD			0@	0.00/	1 EA.	0.00	SURVEY:						0.0
NUMBER OF PLAI			0@	0.00/	1 EA.	0.00	MISCELLAN	EOUS:					0.0
NUMBER OF ADM	IIN HOURS:		0@	0.00/	1 EA.	0.00	FIRE SPRIN	KLER:					0.0
SINGLE RESIDEN	ITIAI LINIIT					0.00	FIRE SPRIN	KLER (I	NEW/RE	EMODEL):	0@	0.00/ 1 E	EA. 0.0
PLUMBING INSTA		OUT.	(	) U	NITS	0.00	RESTAURAN	NT (NEV	N/REMO	ODEL):	0	OUTLE	TS 0.0
PLUMBING INSTA	,				NITS	0.00	144 1 6 0 0	0 P	enalty	0.00	Tech s	urcharge (2	2%) 0.0
NEW BOILER INS	,	<i>).</i>	0@	0.00/		0.00							
OFFICE, MERC A		DING:	0@	0.00/		0.00				TOTAL	PERMIT	FEE:	1.0
		NOT VA					EE DESCENDS				PER THA	N 5'	
							NE - FOR OFF						
Date	Initials					Rem	arks						
I hereby affirm under pena I. I have and will ma II. I have and will ma and policy number an Carrier:	ring from operations und visions of Section 3800 o n (V) is checked item (IV lity of perjury one of the aintain a certificate of co aintain workers' compen	er this permit of the Labor C ) must be che following dec nsent to self- sation insura	regardless of ode of the St ecked as well larations: insure for wo	or negligence ate of Califor . Mark the ap orkers' comp	or the City rnia, the ap ppropriate ensation, a	y and County or pplicant shall ha method of comp as provided by S	ve coverage under (I) pliance below: ection 3700 of the Lal for the performance	), or (II) de bor Code fo	esignated b	elow or shall indi	cate item (III ork for which t	) , or (IV), or (V	V), whichever is
X IV. I certify that in the that I understand that that the permit herein V. I certify as the own	e performance of the wo at in the event that I sho n applied for shall be dee ner (or the agent for the ement of any work, will	rk for which to uld become so med revoked owner) that i file a complet	ubject to the in the perform ted copy of th	workers' con nance of the nis form with	work for water the	n provisions of t which this permi al Permit Bureau	t is issued, I will emp	tornia and	ran to comp	oly forthwith with	the provision	s or section so	oo or the Labor Code,
		, BUILDING	1,137 201101	. 75 550 IN	.,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	one i rolle							
Plumbing Inspecto Rough In:	ir s signatures.							_	Date	ə:			
								_		): 			
Valid For Issuance													

Chief Plumbing Inspector:

Steve Parelli

**INSPECTOR'S RECORD** Issued by: AGARCIA



## **Department of Building Inspection**

City & County of San Francisco 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226



## Plumbing / Mechanical Inspection History

Application Number PP20250618954

Job Location

14 WILDER ST Unit:

Block/Lot 6746/008

**Inspector Name** 

Activity Date

Status Code

**Status Description** 

Comments

Ortega, Daniel

06/26/2025 111

CORRECTION NOTICE

Approved plans show kitchen fixtures in existing location. Property owner to provide pics of rough at next inspection. Permit Issued By: WEBSITE

INSPECTOR COPY

PERMIT# EW202501033287

Permit Issued date: 01/03/2025 04:44:52 PM

Printed on: 06/27/2025 02:02:27 PM

Job Address 14 WILDER ST Block/Lot/Structure Number

Unit

**District** 

6746/008/0

Phone

14

Occupancy Residential

Floor/Suite 1

\$1,800.00 Valuation

**Owner Name** 

License

Phone2

Homeowner permit approved by

CHRISTOPHER JOSEPH RODEHAU REV

(415)404-1836

**Contractor Company Name** J POWER ELECTRICAL

1026646

Class C10

License Exp Date Business Lic#

31-JUL-25

1070218

Address

City 850 SOUTH VAN NESS AV SAN FRANCISCO State CA

Zip Code 94110-0000 Office Phone# (415)375-5015 Mobile Phone# (415)375-5015

Applicant/Occupant Name

Phone

( ) -

EID Use Only:

Building Appln. No:

Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

Replace a Federal pacific Sub panel in the garage.

INSPECTOR'S COMMENT:

**Fees** 

Activity Date

01/09/2025

Date Paid Fee Type 03-JAN-25 BLDG REV FEE

Receipt 393679

**Amount** \$1.00

Fee Type RES OUTL

Date Paid 03-JAN-25

Receipt 393679

Amount \$204.71

Surcharge

\$0.00

Total Fees

\$205.71

Total Paid

\$205.71

Balance due

\$0.00

Inspection Activity Description

Activity Code

Inspector Benjamin Yee

Code 116

Description ALL ROUGH COVER

Inspection Record

REPLACED FPE PANEL PER INSURANCE COMPANY, LIGHTING FIXTURE REPLACED IN KITCHEN, NO OTHER ELECTRICAL WORK OBSERVED IN KITCHEN & BATH; KITCHEN CABINET HAD BEEN RESUFACED; KITCHEN **OUTLETS ARE EXISTING: INSTRUCTED PERSONNEL ON** SITE TO OBTAIN ELECTRICAL PERMIT FOR HVAC AND

SERVICE RECEPTCLE.

## City and County of San Francisco Department of Building Inspection

COPY

Permit Issued By: WEBSITE

Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

## ELECTRICAL PERMIT

PERMIT# EW202502033915

Permit Issued date: 02/03/2025 11:52:02 AM

Printed on: 06/27/2025 02:02:34 PM

Job Address 14 WILDER ST

INSPECTOR

Block/Lot/Structure Number

Unit

6746/008/0

Phone

District 14

Occupancy

Residential

Floor/Suite 1

License

1035160

Valuation \$1.500.00

**Owner Name** 

Phone2

Homeowner permit approved by

CHRISTOPHER JOSEPH RODEHAU REV

(408)499-0494

**Contractor Company Name** 

SUN BEAM SOLAR ENERGY CORP

Class C10

License Exp Date Business Lic# 31-JAN-26

1116227

2570 1ST ST 243

SÁN JOSE

State CA

Zip Code 95131-0000

Office Phone# (650)582-9057 Mobile Phone# (714)277-7765

Applicant/Occupant Name

Phone

( ) -

EID Use Only:

Building Appln. No:

Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

40 AMP FEEDER LINE GOING FROM MAIN PANEL TO CONDENSER

**INSPECTOR'S COMMENT:** 

Fees

Fee Type EQP

Date Paid 03-FEB-25

Receipt 395141

**Amount** \$307.73

Fee Type BLDG REV\_FEE

Date Paid 03-FEB-25

Receipt 395141

**Amount** 

\$0.00

Surcharge

\$0.00

**Total Fees** 

\$308.73

Total Paid

\$308.73

Balance due

\$1.00

Inspection Activity Description

Activity Code

Activity Date Inspector

Description Code

Inspection Record

SUN BEAM SOLAR ENERGY COR Floor/Suite: 1

EW202502033915

**14 WILDER ST** 

## City and County of San Francisco **Department of Building Inspection**

COPY

Permit Issued By: WEBSITE

Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

## ELECTRICAL PERMIT

PERMIT# EW202506187254

Permit Issued date: 06/18/2025 09:22:45 AM

Printed on: 06/27/2025 02:02:43 PM

Job Address 14 WILDER ST

INSPECTOR

**Block/Lot/Structure Number** 

Unit District

6746/008/0

14

Occupancy Residential

Floor/Suite 2

Valuation \$0.00

**Owner Name** 

Phone

Phone2

Homeowner permit approved by

CHRISTOPHER JOSEPH RODEHAU REV

(415)404-1836

**Contractor Company Name** J POWER ELECTRICAL

License 1026646

Class C10

License Exp Date Business Lic#

31-JUL-25

1070218

850 SOUTH VAN NESS AV SAN FRANCISCO State CA

Zip Code 94110-0000 Office Phone# (415)375-5015 Mobile Phone# (415)375-5015

Applicant/Occupant Name

Phone

( ) -

EID Use Only:

Building Appln. No: 202503172402

Plumbing permit No:

## APPLICANT'S DESCRIPTION OF WORK:

Kitchen remodel (like for like)

New recessed lights in the living area, landing ,stairs, office, bedroom 1 and 2,

New charging outlets

No work in the kitchen ceilings,

## **INSPECTOR'S COMMENT:**

Fees

Fee Type RES\_OUTL

Date Paid 18-JUN-25

Receipt 402968

**Amount** 

Fee Type

Date Paid

Receipt

**Amount** 

Surcharge

\$0.00

**Total Fees** 

\$386.37

\$386.37

Total Paid

\$386.37

Balance due

\$0.00

Inspection Activity Description

Activity Code

Activity Date Inspector Code Description Inspection Record

J POWER ELECTRICAL

EW202506187254

**14 WILDER ST** 





WIDITE ADOVE THE LINE

APPROVED FOR ISSUANCE

2025-0117-8595

APPROVAL NUMBER

202431647

## APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 

OTHER AGENCIES REVIEW REQUIRED FORM 8 2 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

## CITY AND COUNTY OF SAN FRANCISCO **DEPARTMENT OF BUILDING INSPECTION**

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

		▼ DU NOT WHITE A	DOAT HING TIME A	
DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT	
1/15/2024		14 Wilder	Street, SF, CA 94131	6746 008
RECEIPT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:	Clin
250\ 2067	JANJ 7 2025	75K	BY: 75K	DATE 1/17/20
	INFORM	IATION TO BE FURNI	SHED BY ALL APPLICANTS	V 1/2 V

RECEIPT NO.	C 73 ISSUED	(ZA) ESTIMATED COST OF JOB	(ZB) NEVISED COST.		CLIVII				
250120	6   JAN J 7 202	75K	BY:	5/C DATE: //	12/26				
	INFORMATION TO BE FURNISHED BY ALL APPLICANTS								
	. Australia		ON OF EXISTING BUILDIN	G					
(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF DECUPANCY: 1 (6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE:	NTIAL HOME	SFD (BA) OCCUP CL	ASS (9A) NO. OF OWELLING UNITS:				
			IG AFTER PROPOSED ALT	ERATION /	21)				
(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF 2 (6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LE	CAL ISE)	SFD (8) OCCUP. CLIN	DWELLING / UNITS:				
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES I (11) WII NO #2 CONSTR	DUKING	YES (12) ELECTRICAL WORK TO BE NO DE PERFORMED?	YES (13) PLUME WORK TO B NO & PERFORME	BE TES 🖳				
(14) CONTRACTOR	E-MAIL		PHONE	cslend. 45, 404					
(15) PROPERTY OWNE		WILDERST ZI	94131 CITODE	chauch of ma	T CONTACT BY DEPT.)				
(16) WRITE IN DESCRI	PTION OF ALL WORK TO BE PERFORME	*	ERENCE TO PLANS IS NOT SUFFICIENT)	1.5.					
Insula	te walls and	) install nea	sheetrack in	n Ilvina urea	s ond re.				
Replac	e hardwood 4	Hoors		<u> </u>					
Replace	e Kitchen cal		ountertops						
Insta	U new doors	Replace in	terior doors	so everything	matches:)				
Insula	ate Ceiling ar		useholes info	house					
		The state of the s	IAL INFORMATION (19) DOES THIS ALTERATION	/20) IE (10)	) IS YES, STATE				
(17) DOES THIS ALTE CREATE ADDITIO OR STORY TO BE	NAL HEIGHT NO ES CEN	7) IS YES, STATE HEIGHT AT TER LINE OF FRONT	CRÉATE DECK OR HORIZ. EXTENSION TO BUILDING?	NO SQ FLOOR	ROUND AREA SQ. FT.				
(21) WILL SIDEWALK SUB-SIDEWALK REPAIRED OR A	SPACE BE TES EXT	PERTY LINE?	VES CONTROL (23) ANY OTHER EXISTING BE ON LOT? (IF YES, SHOW ON PLOT PLAN)	NO SK OF OF	THIS ALTERATION YES CITITUTE A CHANGE NO S				
(25) ARCHITECT OR E	NGINEER (DESIGN D CONSTRUCTION	(1) Al	DORESS	CALI	F. CERTIFICATE NO.				
CRI CONSTRUCTION	LENDER (ENTER NAME AND BRANCH D VN CONSTRUCTION LENDER, ENTER "U	ESIGNATION IF ANY. IKNOWN") UN KON		ADDRESS					
L									

## **IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permi authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 5'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of rateining waits and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED, EXCEPT POST-ENTITLEMENT PERMITS IN CONJUNCTION WITH THE CREATION AND/OR LEGALIZATION OF ONE ORE MORE HOUSING UNIT(S).

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WARING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not loss than two inches from all electrica wins or equipment.

CHECK APPROPRIATE BOX

OWNER CONTRACTOR

☐ ARCHITECT ☐ AGENT ☐ ENGINEER

**APPLICANT'S CERTIFICATION** 

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

**NOTICE TO APPLICANT** 

HOLD HARMLESS CLAUSE. The permittec(s) by accoptance of the permit, agree(s) to indemnity and hold harmless the City and County of San Francisco from and against any and all daims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to the City and County of San Francisco from and agr esulting from operations under this permit, regar defense of the City and County of San Francisco against all such claims, demands or actions

In conformity with the provisions of Section 3800 of the Labor Code of the State of Celifornia, the applicant shall have worker's compensation coverage under (f) or (f) designated below, or shall indicate Item (iII), (iV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to soft-insure for worker's compensation, as provide by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation Insurance carrier and policy number are

	/		•
K	}	HI.	T
J	)	IV.	1

Carrier \_\_\_\_\_ Policy Number he cost of the work to be done is \$100 or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, i further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revok

I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ e contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

1/15/2024

## **CONDITIONS AND STIPULATIONS**

REFER TO:	APPROVED:	DATE:
	The state of the s	INSPECTOR:
	HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	BUILDING INSPECTION DIVISION
400	APPROVED:	DATE:
		INSPECTOR:
		<u> </u>
	DEPARTMENT OF CITY PLANNING APPROVED:	ELECTRICAL INSPECTION DIVISION
	AFFIOVED.	DATE:
		_
	PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION	PLUMBING INSPECTION DIVISION
	APPROVED:	DATE:
$\Box$		INSPECTOR:
L	Chu Liu, DBI	- NC
	IAN 17 2025 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	CODE ENFORCEMENT SERVICES
	APPROVED:	DATE:
		INSPECTOR:
		2
		AMES
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	F
	APPROVED:	DATE:
П		INSPECTOR:
	SAN FRANCISCO FIRE DEPARTMENT	NOTE
	APPROVED:	DATE:
$\Box$		INSPECTOR:
	SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)	DATE:
	APPROVED:	DATE:
		INSPECTOR:
Ш		
	SF PUBLIC UTILITIES COMMISSION	
	APPROVED:	DATE:
		INSPECTOR:
	DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

OWNER'S AUTHORIZED AGENT

City and County of San Francisco
Department of Building Inspection

the property owner, obtain the prior approval of the permitting authority.



Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

2025.01.17.8595

PERMIT APPLICATION #:

## PROPERTY OWNER'S DISCLOSURES

## Disclosures & Forms for Owner-Builders Applying for Building Permits

An application for a building permit has been submitted in your name listing yourself as the builder of the proper improvements specified at 14 Wilder ST, SF, OK 94131 in San Francisco, Californ	ni <b>a</b> .
We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you awayour responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder	. We
will not issue a building permit until you have read, initialed your understanding of each provision, signed, returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless	

## OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction and are not hiring a licensed Contractor to assume this responsibility.
- 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers and contracts.
- 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the tetal value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

49 South Van Ness Avenue San Francisco California 94103 sf.gov/dbi

On the standard and a Common Buildon if I call the assessment for which this permit is issued. I may be held liable for					
8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.					
9. Lunderstand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.					
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed changes at the following address:  14 Willer Street, SF, CA, 94131					
11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.					
2. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.					
Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of a government-Issued ID, like your Driver's License, state-issued ID card, alien registration card, passport, or form notarization is required to be presented when the permit is issued to verify the property owner's signature.					
Print Property Owner's Name: Crous Robe Hou Date: 1 1725					
Property Owner's Email: Cirolehau e hot mail com Phone: (415 404-1836					
Property Owner's Signature: Date: 1/0/35					
The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a building permit for the Owner-Builder.					
AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF					
Excluding the Notice to Property Owner; the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.					
Description of Work:					
Project Location or Address: Phone: ()					
Print Name of Authorized Agent:					
Address of Authorized Agent:					
Email of Authorized Agent:  I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. A copy of a government-issued ID, like your Driver's License, state-issued ID card, alien registration card, passport, or form notarization is required to be presented when the permit is issued to verify the property owner's signature.					
Property Owner's Signature: Date:					

Revised 1/8/2025

CENTRAL PERMIT BUREAU 49 South Van Ness Ave, Suite 400 San Francisco, CA 94103

# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

(628) 652-3200

Receipt No: 25012067

Application/Permit No: 202501178595

**PERMIT IS GRANTED TO** THIS PERMIT IS GRANTED IN ACCORDANCE WITH ☐ ERECT ☑ ALTER BUILDING ☐ ERECT SIGN DATE OF ISSUE 17-JAN-25 PROVISIONS OF THE CHARTER AND ORDINANCES OF DEMOLISH BUILDING GRADE THE CITY AND COUNTY OF SAN FRANCISCO AND/OR FILING FEE RECEIPT# THE CURRENT STANDARD SPECIFICATIONS OF THE LOWER CURB OCCUPY STREET SPACE DEPARTMENT OF BUILDING INSPECTION POST NOTICE TEXCAVATE STREET OR SIDEWALK \* ADDITIONAL INFORMATION REGARDING SPECIFIC REPAIR OR CONSTRUCT SIDEWALK HOUSE NUMBER CERTIFICATE PERMITS IS GIVEN ON THE BACK OF THIS FORM. SUPPLEMENTAL FEE PAID: FINAL PLAN CHECK EXPEDITER FEE PENALTY DBI P/C PAID AT FILING 」STRUCTURALLTR 「 DCP FEE FFF AUDITED FOR REFUND BUILDING 865.25 CHRISTOPHER JOSEPH RODEHAU RE BLDG STDS ADMIN FUND 3.00 LOCATION OF JOB: HOUSE NUMBER: EXISTING ASSIGNED STREET ADDRESS BLOCK/LOT 14 WILDER ST 6746/008 METES AND BOUNDS R-3 #STORIES FRONTAGE FT TYPE LEGAL OCCUPANCIES **BUILDING USE 1 FAMILY DWELLING ESTIMATED COST \$** 75,000.00 SIDEWALK SQ. FTGE ST. SPACE LINEAR FT 9 FT, CURB SECT, TO BE LOWERED PARKING METER DAYS PARKING METER LINEAR FT. WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY. TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 360 Days AFTER DATE OF 0.00 SURCHARGE ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. **BOA SURCHARGE** 44.00 (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.) \$912.25 SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES CHRISTOPHER RODEHAU 415-404-1836 PERMIT 25012067 9.75 STRONG MOTION FEE PAYOR APPEAL 14 WILDER STREET ADDRESS CENTRAL 9.75 SUBTOTAL OTHER FEES PERMIT BUREAU-D.B.I. ACHAN SAN FRANCISCO CA 94131 \$922.00 TOTAL

\*SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK\* 9003-18(Rev.10/95)

CENTRAL PERMIT BUREAU 49 South Van Ness Ave. Suite 400 San Francisco, CA 94103

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## CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION (628) 652-3200

**Receipt No: 25012067** 

Application/Permit No: 202501178595

## WARNING

Pursuant to Article 20 of Chapter 10. Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes 3. Permit to Lower Curb/To Excavate in Street or Sidewalk. and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures. conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous does the City's wastes. Nor implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish,

transfer these reponsibilities.

## ADDITIONAL INFORMATION

1. Building Permit.

All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.

2. Demolition Permit.

If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.

- Issued to construct Auto Runway as per Article 15. Public Works Code. Excavation should be carried out in accordance with Article 8 of Public Works Code. If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
- 4. Street Space Permit.

No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.

All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.

Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.

5. Permit to Repair or Construct Sidewalk.

Handicap Ramps required in vicinity of Crosswalks per plan No.11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.

Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.

## Or 6. Hold Harmless Clause.

The Permittee(s) by acceptance of this permit, agree(s) to indemnity and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

BOARD OF PERMIT APPEALS STIPULATIONS.



202431647

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

EID



APPROVED FOR ISSUANCE

2025-0117-8595 APPLICATION NUMBER

OSHA APPROVAL REQ'D

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE

FORM 8 🖾 OVER-THE-COUNTER ISSUANCE NUMBER OF PLAN SETS HEREINAFTER SET FORTH. **▼** DO NOT WRITE ABOVE THIS LINE **▼** BUNCKALOT (1) STREET ADDRESS OF JOB FILING PEE RECEIPT NO. DATE EN ED 14 Wilder Street, SF, CA 94131 115/2024 (2A) ESTIMATED COST OF JOB ISSI ED 75K JAN 1 7 2025 INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING (BA) OCCUP CLASS (9A) NO. OF OWELLING UNITS: (5A) NO. OF STORIES OF OCCUPANCY: (4A) TYPE OF CONSTR. (6A) NO. OF BASEMENTS SFO RESIDENTIAL HOME AND CELLARS **DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION** (9) NO. OF DWELLING / UNITS: (6) NO. OF BASEMENTS AND CELLARS (7) PROPOSED USE (LEGAL USE) (5) NO. OF STORIES OF OCCUPANCY: (4) TYPE OF CONSTR. SFD RESIDENTIAL HOME YES (13) PLUMBING WORK TO BE NO 80 PERFORMED? YES (12) ELECTRICAL WORK TO BE PERFORMED? YES USED DURING CONSTRUCTION? (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES D PHONE CSLBND EXPIRATION DATE E-MAIL (14) CONTRACTOR 45.404.1836 SELF PHONE (FOR CONTACT BY DEPT.) E-MAIL ADDRESS (15) PROPERTY OWNER cirolchau ehotmail-com 94131 14 WILDERST CHILLS RODSHAU (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) and install new Sheetrack livina walls nardward floors cabinets and countertons Replace interior Joors so everything matches:) 0005 into house and sed mouseholes **ADDITIONAL INFORMATION** (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES U (20) IF (19) IS YES, STATE
NEW GROUND
NO E FLOOR AREA (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? (18) IF (17) IS YES, STATE
NEW HEIGHT AT
CENTER LINE OF FRONT
(22) WILL BUILDING
EXTEND BEYOND
PROPERTY LINE? YES 🗀 SO. FT. NO 🗷 YES D (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? CALIF. CERTIFICATE NO. WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES 🗀 YES 🗆 YES 🗆 NO 🔊 3 NO Œ NO (25) ARCHITECT OR ENGINEER (DESIGN - CONSTRUCTION -) ADDRESS NONE

UNKNOWN

#### **IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED, EXCEPT POST-ENTITLEMENT PERMITS IN CONJUNCTION WITH THE CREATION AND/OR LEGALIZATION OF ONE ORE MORE HOUSING UNIT(S).

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND FULIMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "VES" TO ANY OF ABOVE QUESTIONS (10) (17) (12) (13) (22)

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED

in dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

\*\*CHECK ASPROPRIATE BOX

OWNER CONTRACTOR

ARCHITECT
AGENT
BINGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

## NOTICE TO APPLICANT

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In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iV), or (V), withchever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compilance below.

I hereby affirm under penalty of perjury one of the following declarations:

ADDRESS

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The cost of the work to be done is \$100 or less.

Policy Number

I certify that in the performance of the work for which this parmit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I turther acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revokutions.

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Signature of Applicant or Agent

Date

1/15/2024

## **CONDITIONS AND STIPULATIONS**

REFER TO:	APPROVED:	DATE:
		INSPECTOR:
	(Athan	=
PER	HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	BUILDING INSPECTION DIVISION
3	APPROVED:	DATE:
		INSPECTOR:
	DEPARTMENT OF CITY PLANNING	ELECTRICAL INSPECTION DIVISION
	APPROVED:	DATE:
		INSPECTOR:
	PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION	PLUMBING INSPECTION DIVISION
	APPROVED:	DATE:
	Chu Liu, DBI	INSPECTOR:
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	CODE ENFORCEMENT SERVICES
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	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	Min or
	APPROVED:	DATE:
		INSPECTOR:
	SAN FRANCISCO FIRE DEPARTMENT	NOTE
	APPROVED:	DATE
		INSPECTOR:
		HOC.
	SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)  APPROVED:	DATE:
	AFFROYES.	DATE: 6
	SF PUBLIC UTILITIES COMMISSION	. N.
	APPROVED:	DATE:
		INSPECTOR:
	DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

City and County of San Francisco Department of Building Inspection

the property owner, obtain the prior approval of the permitting authority.



Daniel Lurie, Mayor Patrick O'Rìordan, C.B.O., Director

**PERMIT APPLICATION #:** 

2025.01.17.8595

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We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you,

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- 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
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49 South Van Ness Avenue San Francisco California 94103 sf.gov/dbi

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8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
9. Lunderstand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed changes at the following address:  14 Willer Street   SF CA 94131
11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.
Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of a government-issued ID, like your Driver's License, state-issued ID card, alien registration card, passport, or form notarization is required to be presented when the permit is issued to verify the property owner's signature.
Print Property Owner's Name: CARUS RODE Hotu Date: 1 17 245
Property Owner's Email: Cirolehau e hot mail com Phone: (415 404-1836)
Property Owner's Signature: Date: 1/7/35
The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a building permit for the Owner-Builder.
AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF
Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility. I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.
Description of Work:
Project Location or Address: Phone: ()
Print Name of Authorized Agent:
Address of Authorized Agent:
Email of Authorized Agent:  I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. A copy of a government-issued ID, like your Driver's License, state-issued ID card, alien registration card, passport, or form notarization is required to be presented when the permit is issued to verify the property owner's signature.
Property Owner's Signature: Date:

CENTRAL PERMIT BUREAU
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103

# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

**Receipt No: 25012067** 

Application/Permit No: 202501178595

Dail Fallcisco, UA 34 100	(920) 995-9200	•••	
PERMIT IS GRANTED TO		THIS PERMIT IS GRANTED IN ACCORDA	NCF WITH
ERECT X ALTER BUILDING ERECT SIGN DAT	EOFISSUE 17-JAN-25	— PROVISIONS OF THE CHARTER AND ORDIN	
☐ DEMOLISH BUILDING ☐ GRADE FILING FEE	E RECEIPT#	THE CITY AND COUNTY OF SAN FRANCISC	
LOWER CURB OCCUPY STREET SPACE	_ 1\_\C_{1} ( n	THE CURRENT STANDARD SPECIFICATION	IS OF THE
EXCAVATE STREET OR SIDEWALK POST NOTICE		DEPARTMENT OF BUILDING INSPECTION	
HOUSE NUMBER CERTIFICATE REPAIR OR CON	STRUCT SIDEWALK	* ADDITIONAL INFORMATION REGARDING SPECI PERMITS IS GIVEN ON THE BACK OF THIS FOR	
SUPPLEMENTAL FEE PAID:		PENNING IS SIVER ON THE BASK ST. THIS TOK.	
FINAL PLAN CHECK, EXPEDITER FEE PENALTY		DBI P/C PAID AT FILING	
STRUCTURAL LTR DCP FEE		BUITOTAIDATTIEMO	
OWNER:		AUDITED FOR REFUND	FEE
CHRISTOPHER JOSEPH RODEHAU RE		BUILDING	865.25
LOCATION OF JOB: HOUSE NUMBER: EXISTING	ASSIGNED ASSIGNED	BLDG STDS ADMIN FUND	3.00
STREET ADDRESS	BLOCK/LOT		
14 WILDER ST 6746/008			
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		-	
	A CONTRACTOR OF THE PARTY OF TH	pa	
METES AND BOUNDS			
		-	
2 5 R=3 FRONTAGE FT #STORIES TYPE LEGAL OCCUPANCIES	_		
FRONTAGE FT #STORIES TYPE LEGAL OCCUPANCIES  BUILDING USE 1 FAMILY DWELLING ESTIMATED C	75,000.00		
	CURB SECT. TO BE LOWERED		
PARKING METER LINEAR FT. PARKING METER DAYS			
WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNL EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERI OR ABATEMENT ORDER WILL APPLY.	LESS EXTENSION AUTHORIZED PRIOR TO ODS SPECIFIED IN NOTICE OF VIOLATION		
TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPI		SURCHARGE	0.00
ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIOD (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK		BOA SURCHARGE	44.00
PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)		·	
CHRISTOPHER RODEHAU 415-404-1836	5	SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES	\$912.25
Olividi in the second of the s	PERMIT 25012067		
FEE PAYOR		STRONG MOTION	9.75
14 WILDER STREET	APPEAL		
ADDRESS	CENTRAL PERMIT	SUBTOTAL OTHER FEES	9.75
SAN FRANCISCO CA 94131	BUREAU-D.B.I. ACHAN	— TOTAL \$	\$922.00
CITY			40==100

\*SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK\* 9003-18(Rev.10/95)

CENTRAL PERMIT BUREAU 49 South Van Ness Ave. Suite 400 San Francisco, CA 94103

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# CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION (628) 652-3200

**Receipt No: 25012067** 

Application/Permit No: 202501178595

# WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes 3, Permit to Lower Curb/To Excavate in Street or Sidewalk. and where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation conducted the site measures. mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous Nor does the City's wastes.

implementation of this process relieve

any person from their duties and

responsibilities relating to hazardous

waste contamination under state and

federal law. Neither soil analysis

pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish,

transfer these reponsibilities.

## ADDITIONAL INFORMATION

1. Building Permit.

All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.

If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.

- Issued to construct Auto Runway as per Article 15. Public Works Code. Excavation should be carried out in accordance with Article 8 of Public Works Code. If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
- 4. Street Space Permit.

No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.

All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.

Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.

5. Permit to Repair or Construct Sidewalk.

Handicap Ramps required in vicinity of Crosswalks per plan No.11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.

Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or after in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.

## 6. Hold Harmless Clause.

The Permittee(s) by acceptance of this permit, agree(s) to indemnity and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

BOARD OF PERMIT APPEALS STIPULATIONS.

# **EXHIBIT 6**

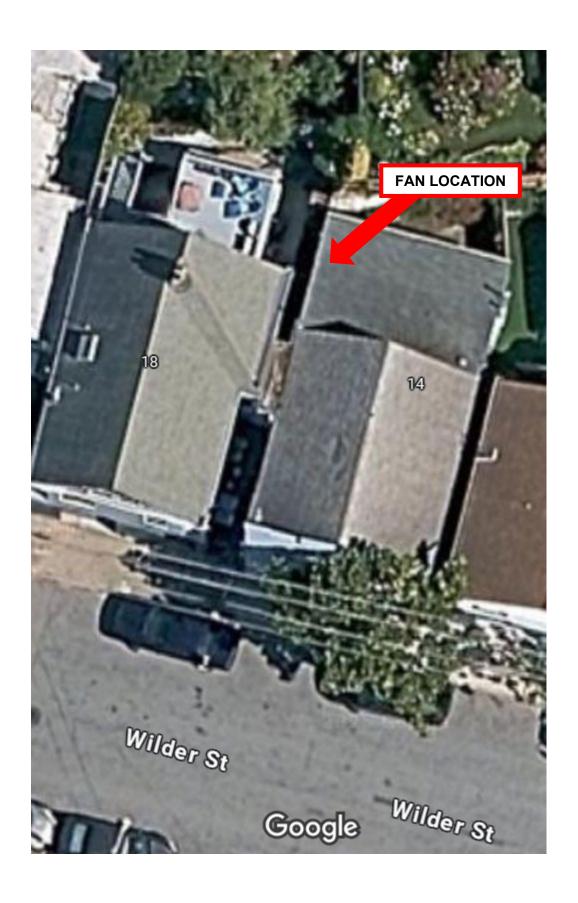












# **EXHIBIT 7**

# Ellis F. Raskin

From: Venisa Carter < VCarter@hansonbridgett.com>

**Sent:** Tuesday, April 22, 2025 11:23 AM

**To:** cjrodehau@hotmail.com

**Cc:** Emily M. Charley

**Subject:** Demand to Abate Nuisance

**Attachments:** 2025-04-22 LTO Mr. Rodehau re Demand to Abate.pdf

Dear Mr. Rodehau,

On behalf of Emily M. Charley, please find the attached correspondence.

Thank you,

Venisa Carter

Legal Secretary | Paralegal

**Hanson Bridgett LLP** 

VCarter@hansonbridgett.com Direct: (415) 995-5845

This communication, including any attachments, is confidential and may be protected by privilege. If you are not the intended recipient, any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by telephone or email, and permanently delete all copies, electronic or other, you may have. The foregoing applies even if this notice is embedded in a message that is forwarded or attached.

EMILY M. CHARLEY
PARTNER
DIRECT DIAL (415) 995-5009
DIRECT FAX (415) 995-3552
E-MAIL echarley@hansonbridgett.com



April 22, 2025

VIA U.S. MAIL AND E-MAIL

Christopher Rodehau 14 Wilder Street San Francisco, CA 94131 cjrodehau@hotmail.com

Re: Demand to Abate Nuisance, Use of Illegal Unpermitted Work, and Invasion of Privacy

Our File No.: 45655.1

Mr. Rodehau:

This office represents your neighbors, Kimon and Lisa Manolius. I write in response to your illegal and unneighborly conduct, and to put you on additional notice of the damages that you have caused and are continuing to cause; damages for which Mr. and Ms. Manolius fully intend to hold you responsible. To the extent you have coverage for intentional torts and your many other misdeeds, I suggest you reach out to your insurance carrier regarding the impending claims against you.

# Unpermitted Work, Including Safety Implications for Structural, Electrical and Plumbing Work

As you know and is beyond dispute, you began a large-scale unpermitted remodel of your home in September 2024. The Manoliuses endured relentless noise and inconvenience, as well as your failure to honor agreed upon construction hours. Mr. Manolius learned that others in the neighborhood also were impacted by your work when he ran into an inspector from the San Francisco Building Department outside of your home in November. You allowed the inspector entrance only after multiple inspection attempts, during which time you concealed most of your unpermitted work. You then submitted two belated building permit applications, each attempting to mask the true scope of your unpermitted work. That true scope, however, was memorialized by your unlicensed contractor, Vanderlei Rodrigues, who methodically posted videos online. We will be tracking the building permit you are required to submit by April 24, 2025 to ensure that it accurately reflects the work you did. (See attached April 9, 2025 Notice of Violation.) That scope of work must include, for example, the complete remodel of your kitchen and bathroom, complete re-wiring of the house, removal of walls, heightened ceiling work, window addition, and re-routing of your illegal exhaust fan.

# Illegal Exhaust Fan

Adding insult to the injury of your unpermitted work and nuisance, you installed an exhaust fan that is impermissibly close to the shared property line and not compliant with the Code. This illegal exhaust fan spews greasy fumes and odors at the Manoliuses' home, yard, patio, and deck. Despite Mr. Manolius' emails asking that you not run your illegal exhaust fan until it is relocated, you continue to run it more now than ever. In fact, you appear to run your illegal exhaust fan **more** when Mr. and Ms. Manolius are attempting to enjoy their yard, patio, or deck, suggesting a deliberate attempt to annoy and cause them discomfort. Of course, the harm to the Manoliuses does not end with driving them

C. Rodehau April 22, 2025 Page 2

inside because, never knowing when you will run your illegal exhaust fan, they must keep their windows and doors closed to avoid the fumes and odors coming inside. This results in their inability to properly ventilate their home as they have done for decades, or enjoy the warming spring days. Attached please find unanswered email communications asking you to stop this behavior.

# Invasion of Privacy 1

As for the addition of cameras directed towards the Manoliuses' property, there is no lawful justification for capturing Mr. and Ms. Manolius' third floor deck, their deck stairs, their garden, or inside their home. Doing so amounts to a highly objectionable, unreasonable, and intentional intrusion into Mr. and Ms. Manolius' private affairs, solitude, and seclusion. In addition, this invasion of privacy has caused the Manoliuses to suffer annoyance, discomfort, and mental anguish, as well as substantially interfered with the Manoliuses' ability to enjoy the use of their residential property, and thereby constitutes a private and continuing nuisance within the meaning of Civil Code §§ 3479 and 3481.

# **Caused and Continuing Damages**

To address your intentional violation of their privacy, running of your illegal exhaust fan, and enduring months of unpermitted construction, the Manoliuses have incurred damages, including attorney fees, costs, and other expenses; and they will continue to incur damages until you correct your behavior. In addition to being liable for their out-of-pocket expenses, you are also liable for their annoyance and discomfort, including emotional distress or mental anguish, that is proximately caused by your trespass and nuisance. (*Hensley v. San Diego Gas & Electric Co.* (2017) 7 Cal.App.5th 1337, 1348–1349.) And pursuant to Civil Code § 1708.8(d), the Manoliuses also are entitled to punitive damages and up to treble damages caused by your intentional invasion of their privacy.

# **Next Steps**

By this letter, Mr. and Ms. Manolius demand that you correct your behavior immediately. To do otherwise confirms your bad faith, and exposes you to increased liability for willful and intentional malicious conduct. You must submit a truthful permit, cease running your illegal exhaust fan, redirect your cameras, and legalize your unpermitted work.

If you or your counsel—which I strongly recommend you retain—wish to discuss this matter further, I can be reached by phone or email as indicated above. Thank you for your prompt attention to these serious issues, your liability for which does not improve with time.

Sincerely,

Emily M. Charley, Esq.

cc: Client

In anticipation of litigation, I ask that you preserve and not delete the video recordations you. They show exactly the private activity and discussions you are illegally capturing. (See Penal Code § 632.) Failure to do so will amount to a destruction of evidence.



#### 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,

Notice: 1 COMPLAINT NUMBER: 202536257

202530257

DATE: 04/09/2025

**ADDRESS: 14 WILDER ST** 

BLOCK: 6746 LOT: 008

OCCUPANCY/USE : R-3 | RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES LESS THAN 3 STORIES

**Y** If checked, this information is based upons 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:

## **VIOLATION DESCRIPTION:**

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

CODE VIOLATION DESC: Site visit correction notice issued on 1/31/25, kitchen has been remodeled, new kitchen exhaust fan layout changes have been made, sheetrock and insulationhave been removed and replaced throughout without the benefit of a permit or inspections. Electrical and plumbing will also need to be inspected. Code/Section: SFBC 103.A Monthly monitoring fee applies Code/Section: SFBC 110A, Table 1A-K

#### **CORRECTIVE ACTION:**

- Y STOP ALL WORK SFBC 104.2.4
- Y FILE BUILDING PERMIT WITHIN 15 DAYS
- $\boldsymbol{Y} \quad \text{(WITH PLANS) A copy of this notice must accompany the permit application}$
- Y OBTAIN PERMIT WITHIN **30** 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.

FAILURE COMMENT DESCRIPTION: Stop work, obtain permit to comply with the notice of violation with plansby a licensed design professional. Obtain all permits for BID, EID and all required inspections to abate the notice of violation.

# INVESTIGATION FEE OR OTHER FEE WILL APPLY

	9x Permit Fee (Work w/o Permit after 9/1/60) Other	Y	2x Permit Fee (Work Exceeding Scope of Permit)
	Reinspection Fee \$ approx. date of work w/o permit		NO penalty (Work w/o permit prior to 9/1/60)
	value of work performed without permits 12000	0	
CON	TTACT INSPECTOR · Miguel Padilla RID / 16 .	_	



# 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 C6digo 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 excede el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Pelmisos (Board of Permit Appeals) dentro de los primeros quince días 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 immediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de miligación. Si una Orden de Miligación 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 esten pagados, se le cobraran al dueno del edificio o la propiedad sera 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 incanformidad, 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 contua mente acusado despues de sels(c) meses de la fecha de este aviso, se te 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 Edicios de San Francisco impone multas civiles hasta de \$500 porçada dia a cualquier persona que infrinja, desobedezca, omita, desculde, 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 Jas ofensas y por cada día que dicha ofensa occura.

模數《三路市經絡抵別》(簡稱 SFDC)第 107.5 項和第105.47項條款的規定,對沒有許可證便已開始的工程和設正在語行的工程、宴看創露許可範圍的工程。將收取調去發。曾尊 人可以在許可證發出日起 15 天之內,關查發可以內許可上訴委員會提出上訴。被委員 食 地址在 South Van Ness 街 49 號 14 億・電話: (628) 652-1150。

容告:如不按照要求立即采取行動,以糾正上並建立行為,將母勁超多极在局付說到約糾 正程序的执行。能對此原地產稅發的強制約正程序令一變在市府輸出,則自沒達運知雖貼 日期的各項與此糾正程序令有限的發用,將向房地產主素取,或將原地歷扣押,直至付清 各項包用。辦參閱(三倉市學察法則)第 102.2 項和第 110 瑕儀數。

容告:《三裔市房居法规》(即 SIFIC)第 204(1) 可條款規定:製每一違素初职生立即將 禁刑款 100 元·二大原作者開放 200 元·每位標本的成高訊款可證 7,500 元。此項法规或 規定對総一造章觀測者可提出刑事程度,每日最高開款可證 1,000 元。或/和監察六個 **у.**-

等告:任何人流通出租房配費得收入、而該房屋已被建築客查局定爲低於規定超過者·不 能能加州但人所得稅、銀行和公司所得稅利息、以及與發低於規定倡學的能能有關的折訂 安院故中初除稅給。如果在此獨告公布六個月後,改正工程沒有完成。或普沒有領陸、迅 經有效地強軟進行,我們前稅腔(國家稅收法規)(即 Revenue & Taxation Code)第 1264 (c) 項條畝,通知加州稅路委員會 (The Franchise Tax Board)。

验佑: (三路市高级铁规) 第 103 郑修政规定: 對於任何進行、不能從、故如、如母、 或拒絕起頭此法則者,與看抵制、反對實施此法與中的任何條款的個人,將付最高 500 元 的民事關款。此法規證規定財政法者,如果被定罪,對每天所發生的、每一單獨的犯法行 爲,將付予高證 500 元的凱飲,和/或者張禁大個月。

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

From: <u>Kimon Manolius</u>
To: <u>Chris Rodehau</u>

Cc: miguel.padilla@sfgov.org; Francis, Chris (DBI)

Subject: [EXTERNAL] Fwd: Your Illegal Kitchen Exhaust Fan

**Date:** Wednesday, March 26, 2025 4:07:50 PM

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

## Chris,

It has been almost a week since I asked you on March 20 to stop running your improperly located and installed kitchen exhaust fan. I have received no response from you.

You were told by Inspector Francis on March 11 that the fan was placed in violation of the Code, and must be moved. Since then, you have continued to run the exhaust fan, forcing us to close our back windows and doors. We have to smell the unpleasant odors and listen to the loud fan every morning, in the afternoons, and in the evenings. When we are seated outside, we have to move inside when you turn on the fan. The only conclusion to be drawn from these facts is that you intend to do us harm and to interfere with our right to enjoy our property.

I ask again. Please stop using the exhaust fan until you have moved it to a suitable location - one that does not violate the Code and do us harm.

Thank you.

----- Forwarded message -----

From: Kimon Manolius < kimon.manolius@gmail.com >

Date: Thu, Mar 20, 2025 at 12:05 PM Subject: Your Illegal Kitchen Exhaust Fan To: Chris Rodehau <<u>cjrodehau@hotmail.com</u>>

## Chris,

It is hard for me to believe that I have to send you this email. And given your refusal to respond to any email or text I have sent you for several months now about your conduct, the conduct of your unlicensed contractor, and the nuisance conditions of your property, I have little hope that you will respond to me. In any case, it is good that I send you this email to document your conduct and make a record of it.

I complained to DBI about your exhaust fan. In following up with DBI over the last few days, I have learned that DBI has informed you that the location of your kitchen exhaust fan is illegal and must be moved. You have been told that it has to be moved because it is too close to the property line and our living spaces. It is poisoning our air, harmful to us and our health, and prevents us from enjoying full use of our property. Any decent cordial person apprised of this harm would stop running the fan. But that's not you and/ or your cohabitant.

We note that your intentional act in continuing to run the illegal fan is calculated to do

us harm and deprive us of the use of our property.

Please stop running the fan until you move it.

Also for the record, you have blocked our easement every day since we asked you not to do so. That has been a great inconvenience and a significant interference with our property rights. I demand again that you stop blocking our easement.

# **CERTIFICATE OF SERVICE**

Venisa Carter certifies:

I am a citizen of the United States and am employed in the City of County of Contra Costa; I am over the age of eighteen years and not a party to the within action; my business address is 1676 N. California Blvd., Suite 620, Walnut Creek, CA 94596.

On April 22, 2025, I caused to be served the attached **Demand to Abate Nuisance**, **Use of Illegal Unpermitted Work**, **and Invasion of Privacy** by placing a true copy enclosed in a sealed envelope addressed as follows for the collection and deposit to the United States Postal Service according to ordinary business practices:

Christopher Rodehau 14 Wilder Street San Francisco, CA 94131 cjrodehau@hotmail.com

In addition, also on April 22, 2025, I caused a copy of the attached **Demand to Abate**Nuisance, Use of Illegal Unpermitted Work, and Invasion of Privacy to be sent from email address

VCarter@hansonbridgett.com to the email address listed above. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: April 22, 2025

v ciiisa Cartei

# **EXHIBIT 8**

You selected:

Address: 14 WILDER ST Block/Lot: 6746 / 008

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

# (Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Status	Div	Block	Lot	Street #	Street Name
202539235		06/20/2025	ACTIVE	BID	6746	008	14	WILDER ST
202536257		04/10/2025	ACTIVE	CES	6746	800	14	WILDER ST
<del>202535004</del>		03/10/2025	CLOSED	BID	6746	800	14	WILDER ST
<del>202432297</del>		12/23/2024	CLOSED	BID	6746	800	14	WILDER ST
202431647		12/04/2024	ACTIVE	EID	6746	800	14	WILDER ST
<del>202431572</del>		12/03/2024	CLOSED	BID	6746	800	14	WILDER ST
H9401094		03/24/1994	CLOSED	HIS	6746	008	14	WILDER ST

 $\underline{Online\ Permit\ and\ Complaint\ Tracking}\ home\ page.$ 

#### **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

#### COMPLAINT DATA SHEET

Complaint 202431647 Number: OWNER DATA

Owner/Agent: Date Filed: SUPPRESSED

14 WILDER ST Owner's Phone: Location:

Contact Name: Block: 6746 Contact Phone: Lot: 008

COMPLAINANT DATA Complainant: SUPPRESSED

Rating:

Site:

Occupancy Code: Received By: JMALONE

Complainant's BID Division:

Phone: Complaint WEB FORM Source:

Assigned to EID

Division:

date last observed: 03-DEC-24; time last observed: 9 a.m.; identity of person performing the work: unknown; floor: First, Sec; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT; ELECTRICAL WORK BEING PERFORMED W/O PERMIT; KITCHEN/BATHROOM REMODEL W/O PERMIT; ; additional information: Anonymous please.

Description:

Project is more than three months in duration. Lots of work that appears structural on ceilings and floors and walls. Lots of electrical as workers are climbing the power pole a lot. Installation on back roof of some sort of electrical unit with wiring and water. No permit that I could find.;

Instructions:

### INSPECTOR CURRENTLY ASSIGNED

D	IVISION	INSPECTOR	ID	DISTRICT	PRIORITY
E	ID	YEE	6246	14	

#### REFFERAL INFORMATION

#### COMPLAINT STATUS AND COMMENTS

DATE	ТҮРЕ	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
12/04/24	CASE OPENED	Yee	CASE RECEIVED		Jordan Malone 04- DEC-24	INS
12/06/24	CASE OPENED	Yee	INSPECTION OF PREMISES MADE	NO ACCESS - LEFT BLUE DOOR HANGER CARD	Benjamin Yee 06-DEC- 24	EID
12/13/24	CASE OPENED	Yee	TELEPHONE CALLS	TRY CALLING CHRIS RODEHAU - NO ANSWER	Benjamin Yee 13-DEC- 24	EID
01/09/25	CASE OPENED	Yee		SITE VISITED: KITCHEN CABINET HAD BEEN RESUFACED; KITCHEN OUTLETS ARE EXISTING; REPLACED LIGHTING FIXTURES IN KITCHEN, NO OTHER ELECTRICAL WORK OBSERVED IN KITCHEN & BATH; INSTRUCTED PERSONNEL ON SITE TO OBTAIN ELECTRICAL PERMIT FOR HVAC AND SERVICE RECEPTCLE.	Ben Man 10- JAN-25	IPR
04/09/25	CASE OPENED	Jusino	TELEPHONE CALLS	SEE ELECTRICAL PERMIT EW202502033915 FOR PERMIT RELATED TO COMPLAINT.	Mark Jusino 09-APR-25	EID

#### COMPLAINT ACTION BY DIVISION

NOV (HIS): NOV (BID):

Inspector Contact Information

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.

# COMPLAINT DATA SHEET

Complaint 202536257 Number:

OWNER DATA SUPPRESSED Owner/Agent: Date Filed:

14 WILDER ST 6746 Owner's Phone: Location: Contact Name: Block:

Contact Phone: Lot: 008

COMPLAINANT DATA SUPPRESSED Complainant: Site:

Rating:

Occupancy Code: Received By: Brenda McBride

INS Division:

Complainant's Phone: Complaint Source: FIELD OBSERVATION

Assigned to

Division:

site visit correction notice issued on 1/31/25, kitchen has been remodeled, new kitchen exhaust fan layout changes have been made, sheetrock and insulationhave been removed and replaced throughout without the benefit of a permit or inspections. Electrical and plumbing will also need to be inspected.

Description:

#### Instructions:

# INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	MCCONN	6960		

## REFFERAL INFORMATION

DATE	REFERRED BY	ТО	COMMENT
5/21/2025	Suzanna Wong	CES	Referred back after resending FWL per GL
5/14/2025	Anne Yu	CES	Per Miguel Padilla.ay
5/21/2025	Ronda Queen	BID	Referred back to BID per G.Lam to update FWL

## COMPLAINT STATUS AND COMMENTS

DATE	ТҮРЕ	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
04/10/25	CASE OPENED	Padilla	CASE RECEIVED		Brenda McBride 10- APR-25	INS
04/09/25	OTHER BLDG/HOUSING VIOLATION	Padilla	FIRST NOV SENT	1st NOV issued per MP;bm	Brenda McBride 10- APR-25	INS
04/10/25	OTHER BLDG/HOUSING VIOLATION	Padilla	CASE UPDATE	1st NOV mailed, EID and PID cc'd on NOV;bm	Brenda McBride 10- APR-25	INS
05/14/25	CASE OPENED	Padilla	FINAL WARNING LETTER SENT	No permit issued 2nd N.O.V. issued Final warning letter sent.	Kenneth Gonzalez 14- MAY-25	BID
05/14/25	OTHER BLDG/HOUSING VIOLATION	Padilla	CASE UPDATE	FWL mailed and referred to Code Enforcement Section per Miguel Padilla.ay	Anne Yu 14- MAY-25	INS
05/14/25	GENERAL MAINTENANCE	Padilla	REFERRED TO OTHER DIV	tranfer to div CES	Anne Yu 14- MAY-25	INS
05/16/25	GENERAL MAINTENANCE	Lam	CASE RECEIVED	Case received in CES-RQ	Ronda Queen 21- MAY-25	CES
05/21/25	GENERAL MAINTENANCE	Lam	CASE RETURNED	Case returned to BID to update FWL-RQ	Ronda Queen 21- MAY-25	CES
05/21/25	GENERAL MAINTENANCE	Lam	REFERRED TO OTHER DIV	tranfer to div BID	Ronda Queen 21- MAY-25	CES
05/21/25	OTHER BLDG/HOUSING VIOLATION	Padilla	CASE UPDATE	Resent copy of FWL per GJ's instructions. Original letter was delivered to wrong address. slw	Suzanna Wong 21- MAY-25	BID
05/21/25	OTHER BLDG/HOUSING VIOLATION	Padilla	CASE CONTINUED	Case referred back to CES for continuation; slw	Suzanna Wong 21- MAY-25	BID
05/30/25	GENERAL MAINTENANCE	Lam	CASE RECEIVED	Case received in CES-RQ	Ronda Queen 30- MAY-25	CES
06/11/25	GENERAL MAINTENANCE	McConn	CASE UPDATE	The case has been re-assigned to Inspector Declan McConnay	Aylin Yavuz 11-JUN-25	CES
06/17/25	OTHER BLDG/HOUSING VIOLATION	McConn	CASE UPDATE	spoke with owner asked him to call for a vent inspection as soon a he can so we can make sure exhaust vend is installed to code - DMC	Declan McConn 17- JUN-25	CES
06/17/25	OTHER BLDG/HOUSING VIOLATION	McConn	CASE UPDATE	reasoned to email from complainant - DMC	Declan McConn 17- JUN-25	CES
06/30/25	OTHER BLDG/HOUSING	McConn	CASE UPDATE	permit PA 202503172402 was suspended on 6/24/25 with appeal	Declan McConn 30-	CES

VIOLATION	hearing on 7/30/25 will look at this JUN-25 case on 8/16/25
COMPLAINT ACTION BY DIVIS	SION
NOV (HIS):	NOV (BID): 4/9/2025
Inspector Contact Information	
Online Permit and Complaint Tracki	ing home page.
Technical Support for Online S	ervices
	about this service, please visit our FAQ area.

City and County of San Francisco  ${\scriptstyle \circledcirc}$  2025

#### COMPLAINT DATA SHEET

Complaint 202539235 Number: OWNER DATA

Owner/Agent: Date Filed: SUPPRESSED

Owner's Phone: 14 WILDER ST Location: Contact Name: Block: 6746

Contact Phone: Lot: 008

COMPLAINANT DATA Complainant: Site: SUPPRESSED

Rating:

Occupancy Code: Received By: JTRAN

Complainant's BID Division: Phone:

Complaint WEB FORM Source:

Assigned to BID Division:

date last observed: 13-MAY-25; time last observed: today; identity of person performing the work:

Schmitt Heating and Air Condit; floor: new exhaus; exact location: Roof; building type: Residence/Dwelling WORK W/O PERMIT; FLUES/VENTS DEFECTIVE; ; additional information: Total home remodel including kitchen without permits or plans. Installed (kitchen) commercial (?) exhaust fan on wall facing our home close to property line, our patio, our deck, and to bedroom, bathroom, den, and home office windows and doors. The fan blew onto our

property such that we could not be in the backyard or have any windows or doors open. We complained. After 4/9/25 and 5/10 NOVs and stop work order issued, on May 13, Owner moved

fan a short distance to roof where it is even closer to windows and doors in our rear yard. Still blows stinky greasy exhaust at our deck and patio areas, and at windows and doors in rear of our

house (bathroom, bedroom, den, and home office) - requiring windows

Instructions:

Description:

INSPECTOR CURRENTLY ASSIGNED

DIVISIO	NINSPECTOR	ID	DISTRICT	PRIORITY
BID	PADILLA	6395	16	

#### REFFERAL INFORMATION

#### COMPLAINT STATUS AND COMMENTS

COM EMITORIA COMMENTO						
DATE	ТҮРЕ	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
06/20/25	CASE OPENED		CASE RECEIVED		Jackie Tran 20-JUN-25	INS
06/20/25	OTHER BLDG/HOUSING VIOLATION				Jackie Tran 20-JUN-25	INS
06/24/25	OTHER BLDG/HOUSING VIOLATION		LIDDATE	work can be performed until	Miguel Padilla 24- JUN-25	BID

#### COMPLAINT ACTION BY DIVISION

NOV (BID): NOV (HIS):

Inspector Contact Information

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.

# **EXHIBIT 9**

From: Emily M. Charley

To: Padilla, Miguel (DBI)

Cc: <u>Birmingham, Kevin (DBI)</u>; <u>Greene, Matthew (DBI)</u>; <u>Gonzalez, Ken (DBI)</u>

Subject: FW: Demand to Abate Nuisance (14 Wilder)

Date: Tuesday, April 22, 2025 11:32:57 AM

Attachments: 2025-04-22 LTO Mr. Rodehau re Demand to Abate.pdf

Good morning Mr. Padilla,

Attached is a courtesy copy of my letter to Mr. Rodehau at 14 Wilder. This is for your records only.

Thank you,

# **Emily M. Charley**

Partner and



Asst. General Counsel

ECharley@hansonbridgett.com

Direct: (415) 995-5009

## Hanson Bridgett LLP

1000 4th Street, Suite 700 San Rafael, CA 94901 Website | LinkedIn

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From: Venisa Carter < VCarter@hansonbridgett.com>

**Sent:** Tuesday, April 22, 2025 11:23 AM

To: cjrodehau@hotmail.com

Cc: Emily M. Charley < ECharley@hansonbridgett.com>

**Subject:** Demand to Abate Nuisance

Dear Mr. Rodehau,

On behalf of Emily M. Charley, please find the attached correspondence.

Thank you,

**Venisa Carter** 

Legal Secretary | Paralegal



Hanson Bridgett LLP

VCarter@hansonbridgett.com

Direct: (415) 995-5845

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EMILY M. CHARLEY
PARTNER
DIRECT DIAL (415) 995-5009
DIRECT FAX (415) 995-3552
E-MAIL echarley@hansonbridgett.com



April 22, 2025

VIA U.S. MAIL AND E-MAIL

Christopher Rodehau 14 Wilder Street San Francisco, CA 94131 cjrodehau@hotmail.com

Re: Demand to Abate Nuisance, Use of Illegal Unpermitted Work, and Invasion of Privacy

Our File No.: 45655.1

Mr. Rodehau:

This office represents your neighbors, Kimon and Lisa Manolius. I write in response to your illegal and unneighborly conduct, and to put you on additional notice of the damages that you have caused and are continuing to cause; damages for which Mr. and Ms. Manolius fully intend to hold you responsible. To the extent you have coverage for intentional torts and your many other misdeeds, I suggest you reach out to your insurance carrier regarding the impending claims against you.

# Unpermitted Work, Including Safety Implications for Structural, Electrical and Plumbing Work

As you know and is beyond dispute, you began a large-scale unpermitted remodel of your home in September 2024. The Manoliuses endured relentless noise and inconvenience, as well as your failure to honor agreed upon construction hours. Mr. Manolius learned that others in the neighborhood also were impacted by your work when he ran into an inspector from the San Francisco Building Department outside of your home in November. You allowed the inspector entrance only after multiple inspection attempts, during which time you concealed most of your unpermitted work. You then submitted two belated building permit applications, each attempting to mask the true scope of your unpermitted work. That true scope, however, was memorialized by your unlicensed contractor, Vanderlei Rodrigues, who methodically posted videos online. We will be tracking the building permit you are required to submit by April 24, 2025 to ensure that it accurately reflects the work you did. (See attached April 9, 2025 Notice of Violation.) That scope of work must include, for example, the complete remodel of your kitchen and bathroom, complete re-wiring of the house, removal of walls, heightened ceiling work, window addition, and re-routing of your illegal exhaust fan.

# Illegal Exhaust Fan

Adding insult to the injury of your unpermitted work and nuisance, you installed an exhaust fan that is impermissibly close to the shared property line and not compliant with the Code. This illegal exhaust fan spews greasy fumes and odors at the Manoliuses' home, yard, patio, and deck. Despite Mr. Manolius' emails asking that you not run your illegal exhaust fan until it is relocated, you continue to run it more now than ever. In fact, you appear to run your illegal exhaust fan **more** when Mr. and Ms. Manolius are attempting to enjoy their yard, patio, or deck, suggesting a deliberate attempt to annoy and cause them discomfort. Of course, the harm to the Manoliuses does not end with driving them

C. Rodehau April 22, 2025 Page 2

inside because, never knowing when you will run your illegal exhaust fan, they must keep their windows and doors closed to avoid the fumes and odors coming inside. This results in their inability to properly ventilate their home as they have done for decades, or enjoy the warming spring days. Attached please find unanswered email communications asking you to stop this behavior.

# <u>Invasion of Privacy 1</u>

As for the addition of cameras directed towards the Manoliuses' property, there is no lawful justification for capturing Mr. and Ms. Manolius' third floor deck, their deck stairs, their garden, or inside their home. Doing so amounts to a highly objectionable, unreasonable, and intentional intrusion into Mr. and Ms. Manolius' private affairs, solitude, and seclusion. In addition, this invasion of privacy has caused the Manoliuses to suffer annoyance, discomfort, and mental anguish, as well as substantially interfered with the Manoliuses' ability to enjoy the use of their residential property, and thereby constitutes a private and continuing nuisance within the meaning of Civil Code §§ 3479 and 3481.

# **Caused and Continuing Damages**

To address your intentional violation of their privacy, running of your illegal exhaust fan, and enduring months of unpermitted construction, the Manoliuses have incurred damages, including attorney fees, costs, and other expenses; and they will continue to incur damages until you correct your behavior. In addition to being liable for their out-of-pocket expenses, you are also liable for their annoyance and discomfort, including emotional distress or mental anguish, that is proximately caused by your trespass and nuisance. (*Hensley v. San Diego Gas & Electric Co.* (2017) 7 Cal.App.5th 1337, 1348–1349.) And pursuant to Civil Code § 1708.8(d), the Manoliuses also are entitled to punitive damages and up to treble damages caused by your intentional invasion of their privacy.

# Next Steps

By this letter, Mr. and Ms. Manolius demand that you correct your behavior immediately. To do otherwise confirms your bad faith, and exposes you to increased liability for willful and intentional malicious conduct. You must submit a truthful permit, cease running your illegal exhaust fan, redirect your cameras, and legalize your unpermitted work.

If you or your counsel—which I strongly recommend you retain—wish to discuss this matter further, I can be reached by phone or email as indicated above. Thank you for your prompt attention to these serious issues, your liability for which does not improve with time.

Sincerely,

Emily M. Charley, Esq.

cc: Client

<sup>&</sup>lt;sup>1</sup> In anticipation of litigation, I ask that you preserve and not delete the video recordations you. They show exactly the private activity and discussions you are illegally capturing. (See Penal Code § 632.) Failure to do so will amount to a destruction of evidence.



#### 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,

Notice: 1 COMPLAINT NUMBER: 202536257

**DATE:** 04/09/2025

ADDRESS: 14 WILDER ST

BLOCK: 6746 LOT: 008

OCCUPANCY/USE : R-3 | RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES LESS THAN 3 STORIES

Y If checked, this information is based upons 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:

# **VIOLATION DESCRIPTION:**

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

CODE VIOLATION DESC: Site visit correction notice issued on 1/31/25, kitchen has been remodeled, new kitchen exhaust fan layout changes have been made, sheetrock and insulationhave been removed and replaced throughout without the benefit of a permit or inspections. Electrical and plumbing will also need to be inspected. Code/Section: SFBC 103.A Monthly monitoring fee applies Code/Section: SFBC 110A, Table 1A-K

## **CORRECTIVE ACTION:**

- Y STOP ALL WORK SFBC 104.2.4
- Y FILE BUILDING PERMIT WITHIN 15 DAYS
- $\mathbf{Y} \quad \text{(WITH PLANS)} \ \text{A copy of this notice must accompany the permit application}$
- Y OBTAIN PERMIT WITHIN **30** 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.

FAILURE COMMENT DESCRIPTION: Stop work, obtain permit to comply with the notice of violation with plansby a licensed design professional. Obtain all permits for BID, EID and all required inspections to abate the notice of violation.

## INVESTIGATION FEE OR OTHER FEE WILL APPLY

	9x Permit Fee (Work w/o Permit after 9/1/60)	Y	2x Permit Fee (Work Exceeding Scope of Permit)
	Other Reinspection Fee \$ approx. date of work w/o permit		NO penalty (Work w/o permit prior to 9/1/60)
CON	value of work performed without permits 12000  VTACT INSPECTOR: Miguel Padilla BID / 16		



# 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 C6digo 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 Pelmisos (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 (14<sup>th</sup> Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones immediatas 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 esten pagados, se le cobaran al dueno del edificio o la propiedad sera 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 immediatamente \$100 por cada primer caso de inconformidad, seguida por una multa. de \$200 por cada segunda infracción de incanformidad, 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 contrua mente acusado despues de selse(c) meses de l'enha de esta aviso, se le envira o acuso, se le envira o esta diligentemente, rapidamente y contrua mente acusado despues de selse(c) meses de l'enha de esta desvo, se le envira una notificación a la Junía 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 Edicios de San Francisco impone multas civiles hasta de \$500 porcada día a cualquier persona que infrinja, desobedezca, omita, desculde, 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 Jas ofensas y por cada día que dicha ofensa occura.

模數《三醇市建築技術》(简明 SEDC)第 107.5 項和第106.47項條數的規定。對沒有許可 配配已開始的工程功度正在語行的工程、支援制度等可德國的工程。將收取到支梁。督導 人可以在許可能發出日起。15 天之內,關企發可以的呼吁上訴委員會提出上訴。就委員 會 數址等 Suth Van Neus 提 49 82 14 位。可數:1628 1627-1150。

告告:如不該原要求立即采取行動、以利正上政业な行為,科研或經歷檢查局付額到制料 正程序的秩序。後數以近地遊祝得数的鐵制制工程序令一提在市府编求,則自亞會選如號貼 日始的各項以赴山正程序令市限的發展,將所因共產主義時,或附近地進行押,直至付清 各項資用。辦學與《三濟市理療法規》第 1022 項和節 110 項條數。

容告:《三帝市房最选规》(即 SFIC)第 204(b) 可像数填定:射每一边靠初市书立即将 接函数 100 元,二次值记者附欧 200 元,每位德宇的最高制度可数 7,500 元。此項法规显 规定射每一选章健即者可提出刑序控告,每日最高耐效可数 1,000 元。或/和应策六值 月。

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容备:《三跨市经索法规》第 103 可除取规定:對於任何違反、不服從、並起、忽理、 或拒絕這無此規則,與者抵納、反對官為此法規中的任何條故的個人。 第付股高 500 元 的民事關係。此法預難規定對進法者,如果他定罪。對每天所發生的、將一單類的犯法行 長,將付予高證 500 元的關係,和一度若深發大個月。

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

From: Kimon Manolius
To: Chris Rodehau

Cc: miguel.padilla@sfgov.org; Francis, Chris (DBI)

Subject: [EXTERNAL] Fwd: Your Illegal Kitchen Exhaust Fan

**Date:** Wednesday, March 26, 2025 4:07:50 PM

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

## Chris,

It has been almost a week since I asked you on March 20 to stop running your improperly located and installed kitchen exhaust fan. I have received no response from you.

You were told by Inspector Francis on March 11 that the fan was placed in violation of the Code, and must be moved. Since then, you have continued to run the exhaust fan, forcing us to close our back windows and doors. We have to smell the unpleasant odors and listen to the loud fan every morning, in the afternoons, and in the evenings. When we are seated outside, we have to move inside when you turn on the fan. The only conclusion to be drawn from these facts is that you intend to do us harm and to interfere with our right to enjoy our property.

I ask again. Please stop using the exhaust fan until you have moved it to a suitable location - one that does not violate the Code and do us harm.

Thank you.

----- Forwarded message -----

From: Kimon Manolius < kimon.manolius@gmail.com >

Date: Thu, Mar 20, 2025 at 12:05 PM Subject: Your Illegal Kitchen Exhaust Fan To: Chris Rodehau <<u>cjrodehau@hotmail.com</u>>

## Chris,

It is hard for me to believe that I have to send you this email. And given your refusal to respond to any email or text I have sent you for several months now about your conduct, the conduct of your unlicensed contractor, and the nuisance conditions of your property, I have little hope that you will respond to me. In any case, it is good that I send you this email to document your conduct and make a record of it.

I complained to DBI about your exhaust fan. In following up with DBI over the last few days, I have learned that DBI has informed you that the location of your kitchen exhaust fan is illegal and must be moved. You have been told that it has to be moved because it is too close to the property line and our living spaces. It is poisoning our air, harmful to us and our health, and prevents us from enjoying full use of our property. Any decent cordial person apprised of this harm would stop running the fan. But that's not you and/ or your cohabitant.

We note that your intentional act in continuing to run the illegal fan is calculated to do

us harm and deprive us of the use of our property.

Please stop running the fan until you move it.

Also for the record, you have blocked our easement every day since we asked you not to do so. That has been a great inconvenience and a significant interference with our property rights. I demand again that you stop blocking our easement.

# **CERTIFICATE OF SERVICE**

Venisa Carter certifies:

I am a citizen of the United States and am employed in the City of County of Contra Costa; I am over the age of eighteen years and not a party to the within action; my business address is 1676 N. California Blvd., Suite 620, Walnut Creek, CA 94596.

On April 22, 2025, I caused to be served the attached **Demand to Abate Nuisance**, **Use of Illegal Unpermitted Work**, **and Invasion of Privacy** by placing a true copy enclosed in a sealed envelope addressed as follows for the collection and deposit to the United States Postal Service according to ordinary business practices:

Christopher Rodehau 14 Wilder Street San Francisco, CA 94131 cjrodehau@hotmail.com

In addition, also on April 22, 2025, I caused a copy of the attached **Demand to Abate**Nuisance, Use of Illegal Unpermitted Work, and Invasion of Privacy to be sent from email address

VCarter@hansonbridgett.com to the email address listed above. I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: April 22, 2025

From: Emily M. Charley

To: Padilla, Miguel (DBI)

Cc: Gonzalez, Ken (DBI); O"Riordan, Patrick (DBI); Birmingham, Kevin (DBI); Greene, Matthew (DBI)

**Subject:** RE: 14 Wilder Street

**Date:** Tuesday, April 29, 2025 12:07:08 PM

Attachments: image001.png image002.ipq

Department of Building Inspection.pdf

## Good afternoon.

I am following up on my below email. The NOV issued on April 9<sup>th</sup> required submission of a corrected building permit within 15 days. That deadline has come and gone, and the online tracking system shows no such submission. Over the last five months, Mr. Rodehau has shown he will only do what he is required to do.

What is the City's process for when deadlines are not met? If it would be more efficient to provide me with the internal policy/guidelines so that I can track the progress myself, please consider this a PRA for that information. I would like to get information in the least intrusive means possible as I recognized each of us is busy, so either route is fine.

Please let me know, and thank you.

Emily M. Charley

Partner



Hanson Bridgett LLP
<a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>

Direct: (415) 995-5009

**From:** Emily M. Charley < ECharley@hansonbridgett.com>

Sent: Monday, April 28, 2025 10:54 AM

To: Padilla, Miguel (DBI) < Miguel. Padilla@sfgov.org>

Subject: RE: 14 Wilder Street

Hi Mr. Padilla,

If you're able to answer my questions, I thought I would reduce the amount of persons being cc'd. If that ends up not being the case, we can add in whoever is necessary as my intention wasn't to exclude anyone.

Given the first 15-day deadline has now passed and according to the online tracker no corrected permit application as submitted, what is the next step?

Thank you,

**Emily Charley** 

From: Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

Sent: Friday, April 18, 2025 1:00 PM

To: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>; Padilla, Miguel (DBI) < Miguel.Padilla@sfgov.org>

**Cc:** O'Riordan, Patrick (DBI) < <a href="mailto:patrick.oriordan@sfgov.org">patrick.oriordan@sfgov.org</a>; Birmingham, Kevin (DBI) < <a href="mailto:kevin.birmingham@sfgov.org">kevin.birmingham@sfgov.org</a>; Greene, Matthew (DBI) < <a href="mailto:matthew.greene@sfgov.org">matthew.greene@sfgov.org</a>>

**Subject:** RE: 14 Wilder Street

#### Good afternoon.

I pulled the NOV (attached), and my clients very much appreciate that the process has started. I have follow up intended to address safety.

#### Work Done but Not Included in the NOV

As the City knows, the unlicensed contractor posted videos of his work throughout the months he was on the job, and those videos show exactly what was done. The City has copies of those videos already. A good deal of this work is not included in the NOV, for example, none of the bathroom remodel is mentioned. In speaking with Mr. Padilla, I understand that he wasn't able to see all of this work firsthand, because the work was completed and the walls were closed up before his inspection. But the evidence of the work done is beyond dispute.

#### <u>Implications on Structural Integrity and Safety</u>

My clients are not interested in policing their neighbor's construction, and so if the City allows some unpermitted work to slip through the cracks, so be it. However, if the work missing from the scope of the NOV is the type of work that has implications on structural integrity or safety, then my clients reasonably do have concerns given how close their homes are. Below are some examples of work done that does not appear to be included in the NOV. Again, my clients' concern relates only to whether this work has implications on structural integrity or safety, and trusts the City will take those concerns seriously.

- Complete re-wiring of 14 Wilder, including new ceiling lights throughout, new larger electrical panel safety and connections to all areas of house. Work was done by the unlicensed contractor as shown in videos, but a different licensed contractor in San Jose is listed as having done the work.
- Kitchen remodel was top to bottom, not just what is noted in the NOV. As examples, the stove changed position to the rear wall, which would have necessitated gas work. The dishwasher moved, necessitating plumbing work, etc.
- New windows were added at the rear of the home, the ceiling heights were raised, the floor support systems were redone, and at least one wall was removed at the top of the stairwell to create different closet layout. Each of these may have structural implications.
- The bathroom was completely remodeled, electrical and plumbing included.

Thank you for your attention to these matters, and goal of keeping SF safe. Please let me know if I can help in any way (e.g., identify the precise videos at issue, etc.)

Emily M. Charley Partner



Hanson Bridgett LLP ECharley@hansonbridgett.com Direct: (415) 995-5009

From: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

Sent: Thursday, April 10, 2025 11:33 AM

To: Emily M. Charley <<a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>; Padilla, Miguel (DBI) <<a href="mailto:Miguel.Padilla@sfgov.org">Miguel.Padilla@sfgov.org</a>

**Cc:** O'Riordan, Patrick (DBI) < <u>patrick.oriordan@sfgov.org</u>>; Birmingham, Kevin (DBI) < <u>kevin.birmingham@sfgov.org</u>>; Greene, Matthew (DBI) < <u>matthew.greene@sfgov.org</u>>

Subject: [EXTERNAL] RE: 14 Wilder Street

Thank you for your patience, it is now posted. Complaint/ Notice of Violation # 202536257.

Ken Gonzalez
Senior Building Inspector
Department of Building Inspection/BID
49 S Van Ness Ave, 4<sup>th</sup> Fl.
San Francisco, CA, 94103
628-652-3628
ken.gonzalez@sfgov.org
SFDBI.org

**From:** Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

Sent: Thursday, April 10, 2025 10:57 AM

To: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>; Padilla, Miguel (DBI) < Miguel.Padilla@sfgov.org>

**Cc:** O'Riordan, Patrick (DBI) < <a href="mailto:patrick.oriordan@sfgov.org">patrick.oriordan@sfgov.org</a>; Birmingham, Kevin (DBI) < <a href="mailto:kevin.birmingham@sfgov.org">kevin.birmingham@sfgov.org</a>; Greene, Matthew (DBI) < <a href="mailto:matthew.greene@sfgov.org">matthew.greene@sfgov.org</a>;

Subject: RE: 14 Wilder Street

Thank you. Please consider this a Public Records Act request for a copy of the NOV posted at 14 Wilder Street. If that NOV is online and available to me before the 10 days within which time the City has to respond, I will withdraw this request.

Regards,

Emily M. Charley Partner



Hanson Bridgett LLP ECharley@hansonbridgett.com Direct: (415) 995-5009

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From: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

Sent: Thursday, April 10, 2025 10:38 AM

To: Emily M. Charley <<a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>; Padilla, Miguel (DBI) <<a href="mailto:Miguel.Padilla@sfgov.org">Miguel.Padilla@sfgov.org</a>

**Cc:** O'Riordan, Patrick (DBI) < <a href="mailto:patrick.oriordan@sfgov.org">patrick.oriordan@sfgov.org</a>; Birmingham, Kevin (DBI) < <a href="mailto:kevin.birmingham@sfgov.org">kevin.birmingham@sfgov.org</a>; Greene, Matthew (DBI) < <a href="mailto:matthew.greene@sfgov.org">matthew.greene@sfgov.org</a>;

Subject: [EXTERNAL] RE: 14 Wilder Street

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

Hello Emily M. Charley,

Yes you are correct, however I cannot give you a copy of the written NOV. All the same information will be available on our public site that you have accessed in the past.

#### Thanks

Ken Gonzalez
Senior Building Inspector
Department of Building Inspection/BID
49 S Van Ness Ave, 4<sup>th</sup> Fl.
San Francisco, CA, 94103
628-652-3628
ken.gonzalez@sfgov.org
SFDBI.org

Sent: Thursday, April 10, 2025 9:45 AM

To: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>; Padilla, Miguel (DBI) < Miguel.Padilla@sfgov.org>

**Cc:** O'Riordan, Patrick (DBI) <<u>patrick.oriordan@sfgov.org</u>>; Birmingham, Kevin (DBI) <<u>kevin.birmingham@sfgov.org</u>>; Greene, Matthew (DBI) <<u>matthew.greene@sfgov.org</u>>

**Subject:** Re: 14 Wilder Street

Am I to understand the NOV indeed was posted yesterday at 14 Wilder Street, but just hasn't been uploaded into the system? If that is correct, then I understand. May I please have a copy?

Thank you for the information and help.

Emily M. Charley Hanson Bridgett LLP (415) 995-5009

From: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

Sent: Thursday, April 10, 2025 9:39:06 AM

To: Emily M. Charley <<a href="mailto:Emily M. Charley etc.">ECharley@hansonbridgett.com</a>; Padilla, Miguel (DBI) <<a href="mailto:Miguel.Padilla@sfgov.org">Miguel.Padilla@sfgov.org</a>

**Cc:** O'Riordan, Patrick (DBI) <<u>patrick.oriordan@sfgov.org</u>>; Birmingham, Kevin (DBI) <<u>kevin.birmingham@sfgov.org</u>>; Greene, Matthew (DBI) <<u>matthew.greene@sfgov.org</u>>

Subject: [EXTERNAL] RE: 14 Wilder Street

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

Hello Emily M. Charley,

Once NOV is posted we cannot control what happens to the posted NOV. It does take time for it to be loaded from a NOV that is generated to be post to the public site. Thank you for your patience.

Ken Gonzalez
Senior Building Inspector
Department of Building Inspection/BID
49 S Van Ness Ave, 4<sup>th</sup> Fl.
San Francisco, CA, 94103
628-652-3628
ken.gonzalez@sfgov.org
SFDBI.org

From: Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

Sent: Wednesday, April 9, 2025 5:47 PM

To: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>; Padilla, Miguel (DBI) < Miguel.Padilla@sfgov.org>

**Cc:** O'Riordan, Patrick (DBI) < <a href="mailto:patrick.oriordan@sfgov.org">patrick.oriordan@sfgov.org</a>; Birmingham, Kevin (DBI) < <a href="mailto:kevin.birmingham@sfgov.org">kevin.birmingham@sfgov.org</a>; Greene, Matthew (DBI) < <a href="mailto:mai

Subject: RE: 14 Wilder Street

Nothing is posted, and the website does not indicate an NOV. Please advise.

From: Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

Sent: Wednesday, April 9, 2025 8:30 AM

To: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>; Padilla, Miguel (DBI) < Miguel.Padilla@sfgov.org>

**Cc:** O'Riordan, Patrick (DBI) < <a href="mailto:patrick.oriordan@sfgov.org">patrick.oriordan@sfgov.org</a>; Birmingham, Kevin (DBI) < <a href="mailto:kevin.birmingham@sfgov.org">kevin.birmingham@sfgov.org</a>; Greene, Matthew (DBI) < <a href="mailto:matthew.greene@sfgov.org">matthew.greene@sfgov.org</a>;

Subject: Re: 14 Wilder Street

Thank you.

Emily M. Charley Hanson Bridgett LLP (415) 995-5009

From: Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

Sent: Wednesday, April 9, 2025 8:26:45 AM

To: Emily M. Charley <<a href="ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>; Padilla, Miguel (DBI) <<a href="Miguel.Padilla@sfgov.org">Miguel.Padilla@sfgov.org</a>

**Cc:** O'Riordan, Patrick (DBI) < <a href="mailto:patrick.oriordan@sfgov.org">patrick.oriordan@sfgov.org</a>; Birmingham, Kevin (DBI) < <a href="mailto:kevin.birmingham@sfgov.org">kevin.birmingham@sfgov.org</a>; Greene, Matthew (DBI) < <a href="mailto:matthew.greene@sfgov.org">matthew.greene@sfgov.org</a>>

Subject: [EXTERNAL] RE: 14 Wilder Street

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

Hello Emily M. Charley,

Inspector Padilla is issuing and posting Building Department Notice of Violation today.

Thank You

Ken Gonzalez
Senior Building Inspector
Department of Building Inspection/BID
49 S Van Ness Ave, 4<sup>th</sup> Fl.
San Francisco, CA, 94103
628-652-3628
ken.gonzalez@sfgov.org
SFDBI.org

From: Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

Sent: Tuesday, April 8, 2025 3:31 PM

To: Padilla, Miguel (DBI) < Miguel. Padilla@sfgov.org>; Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

**Cc:** O'Riordan, Patrick (DBI) < <u>patrick.oriordan@sfgov.org</u>>

Subject: RE: 14 Wilder Street

#### Gentlemen,

I'm reaching out again for an update. Below is a screenshot of where things stand formally, with nothing noted beyond January 9, 2025. It has been over two weeks since Code Enforcement Inspector Chris Francis informed the property owner that his latest unpermitted work was in violation of the Code (and two weeks since Mr. Francis shared his understanding that a correction notice was issued).

In light of the escalation I described in my below, I very much appreciate hearing back from you.

#### Thank you



#### Emily M. Charley

Partner and Asst. General Counsel

ECharley@hansonbridgett.com

Direct: (415) 995-5009

#### Hanson Bridgett LLP

1000 4th Street, Suite 700 San Rafael, CA 94901 Website | LinkedIn

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From: Emily M. Charley

Sent: Monday, April 7, 2025 11:50 PM

To: Padilla, Miguel (DBI) < Miguel. Padilla@sfgov.org>; Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

**Subject:** RE: 14 Wilder Street

Good evening. Could you please provide an update on the NOV. Mr. Rodehau installed cameras pointed towards the Manolius' decks, and has taken to turning on the exhaust fan full blast when they come outside. Both Mr. and Mrs. Manolius work from home, and months upon months of this is really wearing on them. I appreciate hearing from you.

Thank you.

From: Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

Sent: Wednesday, April 2, 2025 6:50 PM

To: Padilla, Miguel (DBI) < Miguel. Padilla@sfgov.org>; Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org>

**Subject:** Re: 14 Wilder Street

Excellent, thank you. I look forward to learning that the NOV had been issued and served, thereby setting an overdue deadline for correction.

Have a good evening.

Emily M. Charley Hanson Bridgett LLP (415) 995-5009

From: Padilla, Miguel (DBI) < Miguel. Padilla@sfgov.org>

Sent: Wednesday, April 2, 2025 12:50:33 PM

To: Emily M. Charley < ECharley@hansonbridgett.com >; Gonzalez, Ken (DBI) < ken.gonzalez@sfgov.org >

Subject: [EXTERNAL] RE: 14 Wilder Street

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

#### Emily

Correction notice was issued on 1/31, compiling all reliant information NOV is pending.

From: Emily M. Charley < <a href="mailto:ECharley@hansonbridgett.com">ECharley@hansonbridgett.com</a>>

**Sent:** Monday, March 31, 2025 6:29 PM

To: Padilla, Miguel (DBI) < Miguel. Padilla@sfgov.org>

Subject: Re: 14 Wilder Street

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

Hi Mr. Padilla,

I never got a response from you, as you said you would do when we spoke last week. Could you please provide me with an update? Mr. Rodehau has now taken to running his exhaust fan at full blast for hours upon hours. This is getting ridiculous, and I'd like to find a way to work with you to ensure Mr. and Mrs. Manolius are not harassed. This has languished for too long.

Please let me know if you'd prefer I direct my request for an update to your Chief or the Director; I know you're busy.

Thank you!

Emily M. Charley Hanson Bridgett LLP (415) 995-5009

From: Emily M. Charley

Sent: Friday, March 28, 2025 10:09:24 AM

To: miguel.padilla@sfgov.org <miguel.padilla@sfgov.org>

Subject: 14 Wilder Street

Hi Mr. Padilla,

As you know, I represent Mr. and Mrs. Manolius. Thank you for speaking with me just now, I appreciate your time.

From our discussion, I understand that you issued a NOC to Mr. Rodehau already, but given the lack of movement, an NOV is the next step. To that end, you have already started drafting an NOV —thank you! I realize the NOV you are finishing up has to go through internal channels before you can post it, but the hope is that this will be done by Monday. Finally, my understanding is that this NOV is going to be detailed, including the fact that the permits do not reflect the actual remodeling work done as well as including the newly placed exhaust fan. If I have any of this wrong, please let me know so I can update my records.

If there is anything I can do to assist, please don't hesitate to reach out at the below contact information.

Thank you,

#### **Emily M. Charley**

Partner and Asst. General Counsel



ECharley@hansonbridgett.com Direct: (415) 995-5009

#### Hanson Bridgett LLP

1000 4th Street, Suite 700 San Rafael, CA 94901 Website | LinkedIn

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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 49 South Van Ness Ave, Suite 400 San Francisco,

Notice: 1 COMPLAINT NUMBER: 202536257

**DATE:** 04/09/2025

ADDRESS: 14 WILDER ST

BLOCK: 6746 LOT: 008

OCCUPANCY/USE : R-3 | RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES LESS THAN 3 STORIES

Y If checked, this information is based upons 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:

#### **VIOLATION DESCRIPTION:**

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

CODE VIOLATION DESC: Site visit correction notice issued on 1/31/25, kitchen has been remodeled, new kitchen exhaust fan layout changes have been made, sheetrock and insulationhave been removed and replaced throughout without the benefit of a permit or inspections. Electrical and plumbing will also need to be inspected. Code/Section: SFBC 103.A Monthly monitoring fee applies Code/Section: SFBC 110A, Table 1A-K

#### **CORRECTIVE ACTION:**

- Y STOP ALL WORK SFBC 104.2.4
- Y FILE BUILDING PERMIT WITHIN 15 DAYS
- $\mathbf{Y} \quad \text{(WITH PLANS)} \ \text{A copy of this notice must accompany the permit application}$
- Y OBTAIN PERMIT WITHIN **30** 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.

FAILURE COMMENT DESCRIPTION: Stop work, obtain permit to comply with the notice of violation with plansby a licensed design professional. Obtain all permits for BID, EID and all required inspections to abate the notice of violation.

#### INVESTIGATION FEE OR OTHER FEE WILL APPLY

	9x Permit Fee (Work w/o Permit after 9/1/60)	Y	2x Permit Fee (Work Exceeding Scope of Permit)
	Other Reinspection Fee \$ approx. date of work w/o permit		NO penalty (Work w/o permit prior to 9/1/60)
CON	value of work performed without permits 12000  VTACT INSPECTOR: Miguel Padilla BID / 16		



# 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 C6digo 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 Pelmisos (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 (14<sup>th</sup> Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones immediatas 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 esten pagados, se le cobaran al dueno del edificio o la propiedad sera 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 immediatamente \$100 por cada primer caso de inconformidad, seguida por una multa. de \$200 por cada segunda infracción de incanformidad, 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 contrua mente acusado despues de selse(c) meses de l'enha de esta aviso, se le envira o aviso, se le envira o acusado de despues de selse(c) meses de l'enha de esta aviso, se le envira una notificación a la Junía 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 Edicios de San Francisco impone multas civiles hasta de \$500 porcada día a cualquier persona que infrinja, desobedezca, omita, desculde, 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 Jas ofensas y por cada día que dicha ofensa occura.

模數《三醇市建築技術》(简明 SEDC)第 107.5 項和第106.47項條數的規定。對沒有許可 配配已開始的工程功度正在还有的工程、支收制度等可德國的工程。將收收到支發。營事 人可以在許可能發出日起。15 天之內,關企發可以的呼吁上訴委員會提出上訴。就委員 會 數址等 Suth Van Neus 提 49 82 14 位。可數:1628 1627-1150。

告告:如不該原要求立即采取行動、以利正上政业な行為,科研或經歷檢查局付額到制料 正程序的秩序。後數以近地遊祝得数的鐵制制工程序令一提在市府编求,則自亞會選如號貼 日始的各項以赴山正程序令市限的發展,將所與土並主辦。澳附近地遊打坤,直至付清 各項資用。辦學與《三濟市理療法規》第 1022 項和節 110 項條數。

容告:《三帝市房最选规》(即 SFIC)第 204(b) 可像数填定:射每一边靠初市书立即将 落函款 100 元,二次值记者附欧 200 元,每位德宇的最高制度可数 7,500 元。此項法规显 规定射每一选章健即者可提出刑序控告,每日最高耐效可数 1,000 元。或/和应策六值 月。

管管:任何人頭德出租的超聲得收入、而該房屋已被迎黎等查局定場係於規定報單等。不 能能加州但人所得數、銀行和公司所得抵利息、以及異發低於規定程單的應致有限的所訂 表現效中加險稅份。如果在此風告公布大個月後、建正工程沒有完成。或者沒有稅價、迅 蓋有效地遊園整行。另所稅根據(國家稅收效規)(即 Revenue & Taxation Code)第 1264 (6) 項除政,添知加州稅路委員會(The Franchise Tax Board)。

容备:《三跨市经索法规》第 103 可除取规定:對於任何違反、不服從、並起、忽理、 或拒絕這無此規則,與者抵納、反對官為此法規中的任何條故的個人。 第付最高 500 元 的民事關係。此法預難規定對進法者,如果他定罪。對每天所發生的、將一單類的犯法行 長,將付予該認 500 元的關係,和一度若深發大個月。

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

From: Kimon Manolius

To: miguel.padilla@sfgov.org

Cc: Francis, Chris (DBI)

**Subject:** FW: Illegal Kitchen Exhaust Fan at 14 Wilder Street in Glen Park.

**Date:** Thursday, March 27, 2025 6:18:56 PM

Attachments: <u>image001.png</u>

Importance: High

#### Inspector Padilla,

Not to be too technical, but I wanted to make sure you understand that my written request for a copy of any notice of correction was and is a request under the Public Records Act. I look forward to receiving your response.

Thanks, Kimon

From: Kimon Manolius

Sent: Wednesday, March 26, 2025 7:26 AM

To: Francis, Chris (DBI) <chris.francis@sfgov.org>; Padilla, Miguel (DBI) <Miguel.Padilla@sfgov.org>

Subject: RE: Illegal Kitchen Exhaust Fan at 14 Wilder Street in Glen Park.

Importance: High

Thank you Inspector Francis for getting back to me.

A few questions for you. I also direct these questions to Inspector Padilla.

#### Can you tell me:

- 1. What day did you meet with the owner about the exhaust fan and tell him it was illegal?
- 2. On what do you base your understanding that a correction notice was issued? Have you seen that document? On what day was the correction notice given to the Owner either orally or in writing. We would like a copy of any document that concerns any notice of correction.
- 3. If a correction notice was issued, what deadline did it set for the fan to be moved?
- 4. If a correction notice was issued, did it require that the Owner NOT use the fan in its current position? If not, can you please add that to the dictates of the notice?

With the heat over the last few days, the situation has become even more intolerable - we must keep windows and doors closed in the back of the house and cannot ventilate our home. We also cannot sit outside in those areas covered by the fan, which include our lower patio and upper deck. When we are already outside, and Owner turns the fan on, we have to return indoors. It is also super loud; I have videos of the fan and audio recordings of it when it is on.

Inspector Padilla, please help us with this?

Thanks to you both for your attention to this matter.

**From:** Francis, Chris (DBI) < <a href="mailto:chris.francis@sfgov.org">chris.francis@sfgov.org</a>>

Sent: Wednesday, March 26, 2025 7:00 AM

**To:** Kimon Manolius <<u>kmanolius@hansonbridgett.com</u>>; Padilla, Miguel (DBI)

< Miguel. Padilla@sfgov.org>

**Subject:** [EXTERNAL] Re: Illegal Kitchen Exhaust Fan at 14 Wilder Street in Glen Park.

**EXTERNAL:** Use caution when opening attachments, links or responding to this e-mail.

#### Good morning,

I met with the owner and explained the exhaust termination must be 36" from operable openings or property line. Once it was established there is an active permit on the property, the complaint is addressed by the district inspector. My understanding is a correction notice was issued. The district inspector would be a better source for additional or more detailed information.

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



#### Book time to meet with me

From: Kimon Manolius < kmanolius@hansonbridgett.com >

**Sent:** Monday, March 24, 2025 5:00 PM

**To:** Francis, Chris (DBI) < <a href="mailto:chris.francis@sfgov.org">chris.francis@sfgov.org</a>>; Padilla, Miguel (DBI) < <a href="mailto:Miguel.Padilla@sfgov.org">Miguel.Padilla@sfgov.org</a>>

**Subject:** Illegal Kitchen Exhaust Fan at 14 Wilder Street in Glen Park.

#### attachments from untrusted sources.

Inspectors Francis and Padilla,

#### Inspector Francis,

Thanks for speaking with me last Tuesday and Thursday (March 18 and 20, 2025) about the offending and illegal kitchen exhaust fan at 14 Wilder Street. I am writing to memorialize our conversation. I understand that you were able to stop by and observe the exhaust fan. I also understand that you concluded that its placement violates the Code, and that you spoke with the Owner at 14 Wilder Street – Chris Rodehau – and told him that the exhaust fan had to be moved. Might you let me know on what day you spoke with the Owner to tell him to move the fan? Thanks very much for your attention to this matter.

#### Inspector Padilla,

Thank you too for speaking with me on the many occasions we have discussed the unpermitted remodel at 14 Wilder Street. When we spoke this past Thursday (March 20, 2025) about the kitchen exhaust fan, you told me you were going to contact Chris Rodehau – the Owner at 14 Wilder Street – about the exhaust fan on Friday, March 21. I would appreciate an update from you, Inspector Padilla, as to whether or not a formal notice of violation has now been sent to Mr. Rodehau. I ask because the exhaust fan continues to run, forcing us to close up our home and remain inside. Can you let me know at your earliest convenience? Thank you.

Best to both of you, Kimon Manolius 18 Wilder Street San Francisco, CA









iMessage Tue, May 13 at 10:21 AM

Thanks for taking my call Inspector Padilla. This is Kimon from 18 Wilder. Re 14 wilder, Doesn't he need to run his proposed exhaust fan design and equipment by you for approval? Change isn't going to help us if it continues polluting our outdoor spaces. Thanks.

Tue, May 13 at 12:01PM

I will inspect the duct and it's venting through the roof.

Thx. I'll send you a photo.

Wed, May 14 at 9:42 AM













Wed, May 14 at 9:42 AM

It still pumps greasy stinky air onto our property.
Second floor deck gets it bad. Not a good fix at all.
Takes no account of the position of outdoor areas.
Still a nuisance. It's got to routed further from us.
Thanks.

I'll confirm, if it's <u>3 feet</u> from the property line it's code compliance.

I don't mean to question your judgment but that's not all there is to the regulation- it's also contextual - taking account of the conditions- wind and spaces to name a few. I'd invite you to come stand on our deck when it's on. It's

+









Miguel >

gross.

Tue, Jun 24 at 3:48 PM



There is a crew of 3 doing work at 14 wilder. Still going.

I just spotted the "posted permit". See it up there in the second floor window?







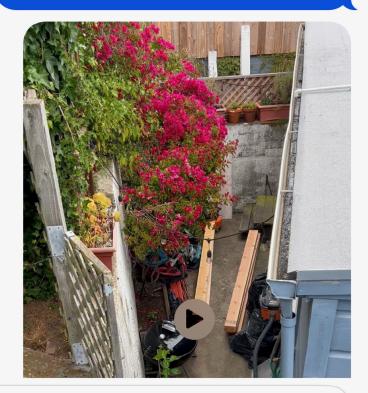




There is a crew of 3 doing work at 14 wilder. Still going.

I just spotted the "posted permit". See it up there in the second floor window? So much for displaying it in a location that is visible by the public.

I'll send pics and video of the work.







10:34





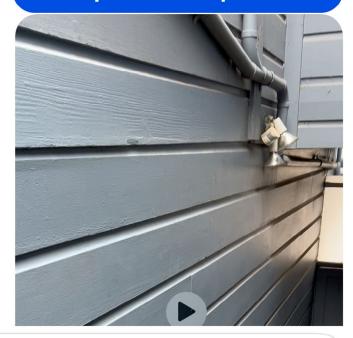








After permit suspension.





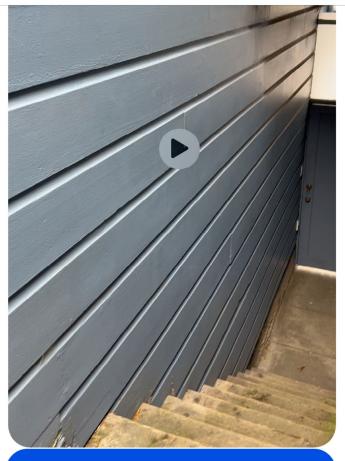












After permit suspension.

Tue, Jun 24 at 5:42 PM

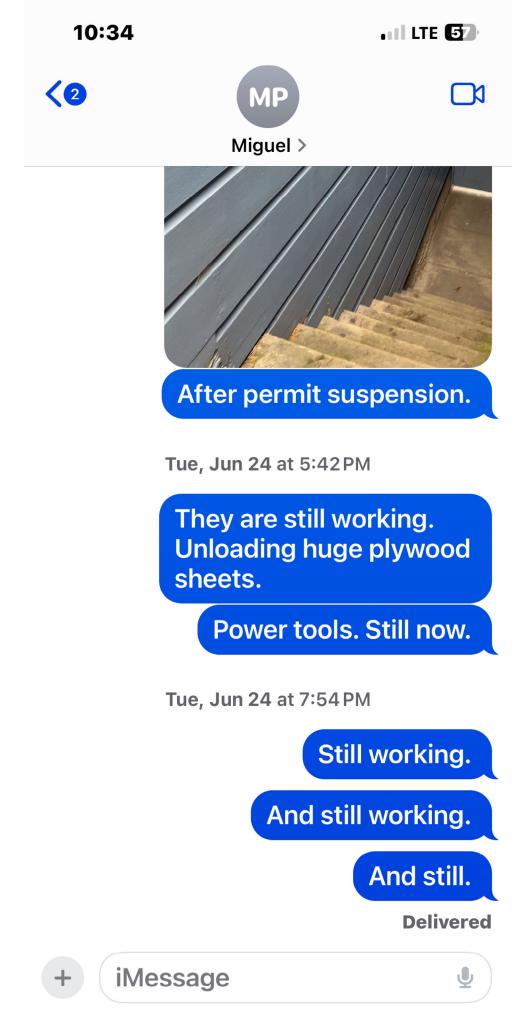
They are still working. Unloading huge plywood sheets.

Power tools. Still now.

Tue Jun 24 at 7:54 PM







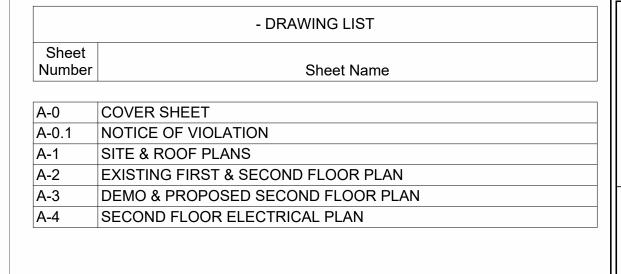
## **EXHIBIT 10**

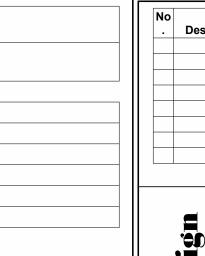
# CHRIS RODEHAU SINGLE FAMILY HOUSE LEGALIZATION 14 WILDER ST SAN FRANCISCO CA 94131



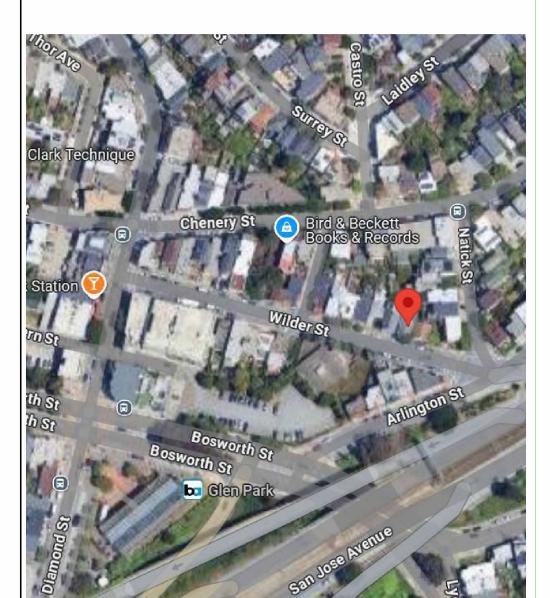
OWNER: CHRIS RODEHAU CONTACT: + (415) 404-1836 EMAIL: cjrodehau@hotmail.com



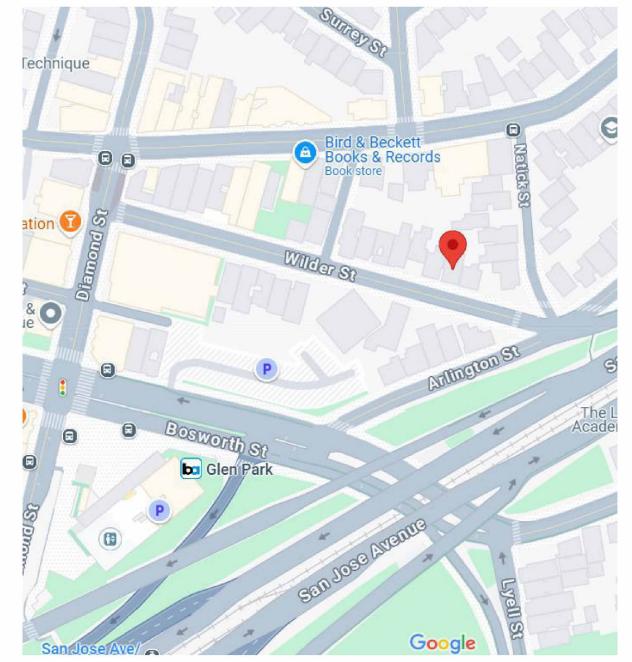




# **GOOGLE MAP**



# VICINITY MAP



# > PROJECT DATA :

APN: 6746 008

FLOOR AREA TABLE:

LOT SIZE:

**()** EXISTING LIVABLE AREA:

PARKING SPACES: 1 ENCLOSED **ZONING: RH-2 TYPE OF CONSTRUCTION: 5B** OCCUPANCY GROUP: R3 & U NO OF STORIES: 2

**APPLICABLE CODES: 2022 CRC, 2022 CBC, 2022 CMC, 2022 CPC,** SAN FRANCISCO CITY ORDINANCES AND MUNICIPAL CODE ZONING REGULATIONS, TITLE 14 CALIFORNIA CODE OF REGULATIONS.

### **ABBREVIATIONS:**

RWL. DS S/GD SH. ENC. T.C UON. TYP. VGDF WMP WD WDW RM W.W.F GYP. BD CEM. PL H.B M/C MTL GLV GSM N.I.C W.I.C	RAIN WATER LEADER DOWNSPOT SINK WITH GARBAGE DISPOSAL SHOWER ENCLOSURE TIME CLOCK UNLESS OTHERWISE NOTED TYPICAL VERTICAL GRAIN DOUGLESS FIR WATERPROOF MEMBRANE WOOD WINDOW ROOM WOVEN WIRE FABRIC GYPSUM BOARD CEMENT PLASTER HOSE BIB MEDICAL CABINET METAL GALVANIZED GALVANIZED SHEET METAL NOT IN CONTRACT WALK-IN CLOSET	FF PR R/A REFR. R/O MICR. EX CLG BLDG DWG JST BM HDR INSUL BOTT	OUT SIDE FACE OF STUDINSIDE FACE OF STUDION CENTER CENTER LINE PLATE LINE PRESSURE TREATED FLOOR FLOOR FINISH ELEVATION FINISH FLOOR PAIR RETURN AIR REFRIGERATOR RANGE OVEN MICROWAVE EXISTING CEILING BUILDING DRAWING JOIST BEAM HEADER INSULATION BOTTOM
		DAII	DANIEL

### **SCOPE OF WORK:**

1,353 SQF

1150 SQF

1.LEGALIZING REMOVING THE WALL BETWEEN THE LIVING ROOM AND THE KITCHEN

2.REPLACING CABINETS IN THE KITCHEN

3.REPLACING CEILING LIGHTS, SHEETROCK, **FLOORING AND DOORS** 

4.ADDING CHARGING POINTS IN THE HOUSE.



Checked by **A-0** 

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	TICE OF VIOLATIO of the San Francisco Municipal Codes Regarding Unstandard or Noncomplying Structure or Land or Occ	safe,
DEPARTMENT OF BUILDIN  City and County of San Francisco 49 South Van Ness Av Suite#400 San Francisco, CA 94103	G INSPECTION   ☐ FIRST NOTICE ☐ SECOND NOTICE ☐ OTHER:	COMPLAINT NUMBER
ADDRESS OCCUPANCY/USE	14 Wilder AVE	DATE 4/9/2025
CONST. TYPE	R-3	STORIES 2 BASEMENT
☑ If checked, this information is based upon site will be issued.  OWNER / AGENT:	observation only. Further research may indicate that legal	
MAILING ADDRESS: PERSON CONTACTED @ SITE	CITY	PHONE#: ZIP
FERSON CONTACTED (@ SITE	VIOLATION DESCRIPTION	PHONE#:
WORK WITHOUT PERMIT (SFBC	103.A);	
■ EXPIRED PERMIT (SFBC 106A.4.4  ■ UNSAFE BUILDING (SFBC 102);		PA#: SFBC 103.A
Site visit correction notice was	issued on 1/31/25, kitchen has been remodeled, nev een made, sheetrock and isulation have been remov	v kitchen exhaust
throughtout wihout the benefit to be inspected.	of a permit and inspections. Electrical and plumbing	g will also need
MONTHLY MONITORING FEE Section		
Bo - Ballating Code HC - Housing C	ode PC - Plumbing Code [EC - Electrical Coor CORRECTIVE ACTION:	de] MC – Mechanical Code
STOP ALL WORK	SFBC 104.2.4	
FILE BUILDING PERMIT APPLICATION WITHIN OBTAIN PERMIT WITHIN 30 DAYS AN		tice Must Accompany the Permit Application.
CORRECTION VIOLATIONS WITHIN	DAYS. DATED NO PERMIT REQUIRED.  THEREFORE THIS DEPT. HA	
FAILURE TO COMPLY WITH THIS NOTICE WI	LL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE RE	EVERSE SIDE FOR ADDITIONAL WARNING
D, PID and all required inspections to abo		
VESTIGATION FEE OR OTHER FEE WILL  ☐9x Fee (Work w/o Permit after 9/1/60)	<ul> <li>APPLY See reverse side for further explanation</li> <li>× 2x Fee (Work Exceeding Scope of Permit)</li> </ul>	on
OTHER: Re-in	spection Fee\$ No penalty (Work w/o pe	ermit prior to 9/1/60)
PPROX. DATE OF WORK W/O PERMIT1	VALUE OF WORK PERFORMED W	V/O PERMITS 120,000
	FOR, DEPARTMENT OF BUILDING I	NSPECTION Building Inspection Division
ONTACT INSPECTOR MIGUEL PADILLA (Inspector – Print Name)		19 S. Van Ness Av. Suite# 400 (628) 652-3450 Housing Inspection Division
PHONE # (628)-652 3618	00 PM TO 4:00 PM	9 S. Van Ness Av, Suite# 400 (628) 652-3700 Electrical Inspection Division
By:(Inspector's Signature)	TRICT # 16	49 S. Van Ness Av, Suite# 400 (628) 652-3450 Plumbing Inspection Division 19 S. Van Ness Av, Suite# 400 (628) 652-3450
CC: DCP * EID * PID *BID D HIS D CED	LI CPC LI DAD LI SFFD LI DPH LI RPC	Code Enforcement Division 49 S. Van Ness Av, Suite# 400 (628) 652-3430
9003 05 (Rev. 5/96)		
rsuant to SFBC 107.5 and 106 4 7 invalidation	es are charged for work begun or performed without permits of	or for Work exceeding the scope of permits.
ch fees may be appealed to the Board of Permit A		(1111)
ch fees may be appealed to the Board of Permit A		
ch fees may be appealed to the Board of Permit A		

	Pouting Rev.06.06.24
Project Address	Routing  Planning: General Historic Preservation
14 WILDER STREET  SP, CA 94131	
-3F, CA 91131	Building: No plans permit
Contact Information (include all)	Building: Non-structural Building: Structural
First & last name CHRIS RODETIAL	Mechanical Electrical
Email address & rolehauehotmail co	Fire PC
Phone number 45. 404-1836	Public Works  Public Utilities Commission
Applicant Role Engineer	Public Works  Public Utilities Commission  Public Health
Architect Lessee	Development Fee Collection Unit
Attorney in fact Owner	Office of Community Investment & Infrastructure  Permit Processing
Contractor Permit consultant	
Other	Complaints or Violations  No Date: 3 17 125 pt Cut
Commercial Project (if application is for work in commercial space)	□ Yes □ No Date: 3/17/25 PT CUE
Interested in learning about:  ☐ Streamlined review (Prop H)  ☐ Streamlined review (Prop H)  ☐ Office of Small Business (OSB)	Building Inspection Code Enforcement
☐ Waiving permit fees (FYF) ☐ Accepted ☐ Declined	Electrical Inspection Housing Inspection  Plumbing Inspection Disabled Access
BAN: LIN: FYF Eligible L	1 K3   DWELLING   UNITS:
(4) TYPE OF CONSTR. (5) NO. OF (6) NO. OF (7) PROPOSED USE	
(10) IS AUTO RUNWAY TO BE CONSTRUCTED  OCCUPANCY: Z BASEMENTS / S PC  AND CELLARS: S PC  (11) WILL STREET SPACE BE USED DURING	VES (12) ELECTRICAL VEG (13) PLUMBING
OR ALTERED?  NO CONSTRUCTION?  (14) CONTRACTOR  E-MAIL	NO DE PERFORMED? NO PERFORMED? NO PERFORMED? NO PHONE CSLBNO. EXPIRATION DATE
(15) PROPERTY OWNER ADDRESS	ZIP E-MAIL PHONE (FOR CONTACT BY DEPT.)
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (R	REFERENCE TO PLANS IS NOT SUFFICIENT)
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (R REUISION TO 2025 0117 8595	
- KEMOUNL DE NON-STRUCTUTI	M 1244, 250, 501 1-01-1 1-01
- REMOURL OF NON-STRUCTURE HUING ROOM/DINING ROS	HE WALL BETWEEN KITCHEN AND
- REMOURL OF NON-STRUCTURE LIVING ROOM/DINING ROO	KE WALL BETWEEN KITCHEN AND
ADDITIO	ONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?  (21) WILL SIDEMALK OVER	ONAL INFORMATION  (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?  (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA  SQ. FT.
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?  (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?  ADDITION (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	ONAL INFORMATION  (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?  (23) ANY OTHER EXISTING BLDG. NO 20 ON PLOTP (LANGE OR OPEN CAMBE) NO 20 OF OPEN CAMBE
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(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?  (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?  (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?  (25) ARCHITECT OR ENGINEER (DESIGN   CONSTRUCTION   )  VINCE AMMITPATE  (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  IMPORTANT NOTICES  No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.  No portion of building or structure or scaffolding used during construction is to be closer than 6"0" to any we containing more than 750 volts. See Sec 385, California Penal Code.  Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  Grade lines as shown on drawings accompanying this application state of the application state.	ONAL INFORMATION  (19) DOES THIS ALTERATION  CREATE DECK OR HORIZ. EXTENSION TO BUILDING?  NO CONSTITUTE A CHANGE ON PLOT PLAN)  ADDRESS  ON PLOT PLAN)  NOTICE TO APPLICANT  HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.  In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (iii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (iii) chocked these (iii) the permit, indicate item (iii), (iv), or (v), whichever is applicable.
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(27) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?  (28) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?  (29) WILL BUILDING EXTEND BEYOND REPAIRED OR ALTERED?  (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION CONSTRUCTION CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  (27) MILL SUILDING EXTEND BEYOND PROPERTY LINE?  (28) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  (28) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  (29) WILL BUILDING EXTEND BEYOND  (20) WILL BUILDING EXTEND BEYOND  (20) WILL BUILDING EXTEND BEYOND  (20) WILL BUILDING EXTEND BEYOND  (27) WILL BUILDING EXTEND BEYOND  (28) WILL BUILDING EXTEND BEYOND  (29) WILL BUILDING EXTEND BEYOND  (20) WILL BUILDING EXTEND BEYOND  (20) WILL BUILDING EXTEND BEYOND  (22) WILL BUILDING EXTEND BEYOND  (24) WILL BUILDING EXTEND	ONAL INFORMATION  (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. YES CALET GERTIFICATE NO.  ADDRESS  ON LOT? (IF YES, SHOW ON PLOT PLAN)  NO CONSTITUTE A CHANGE YES CALET DECK OR HORIZ. YES CALET
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No		
	Description	Date

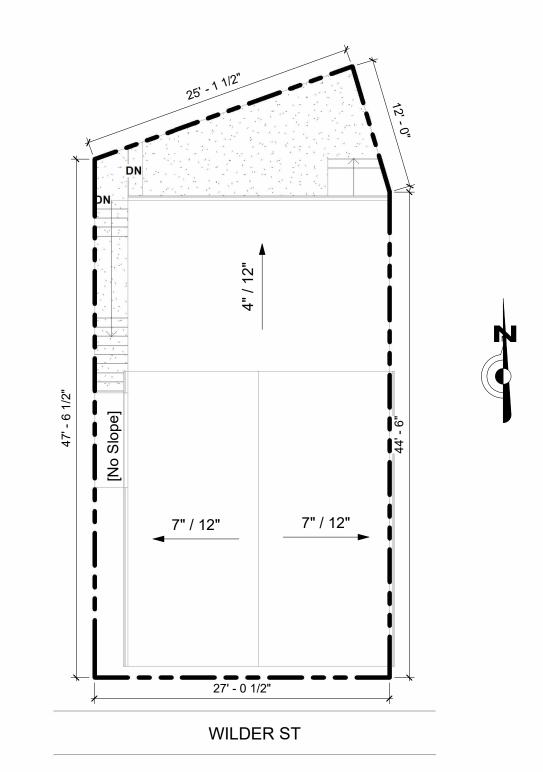
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NOTICE OF VIOLATION

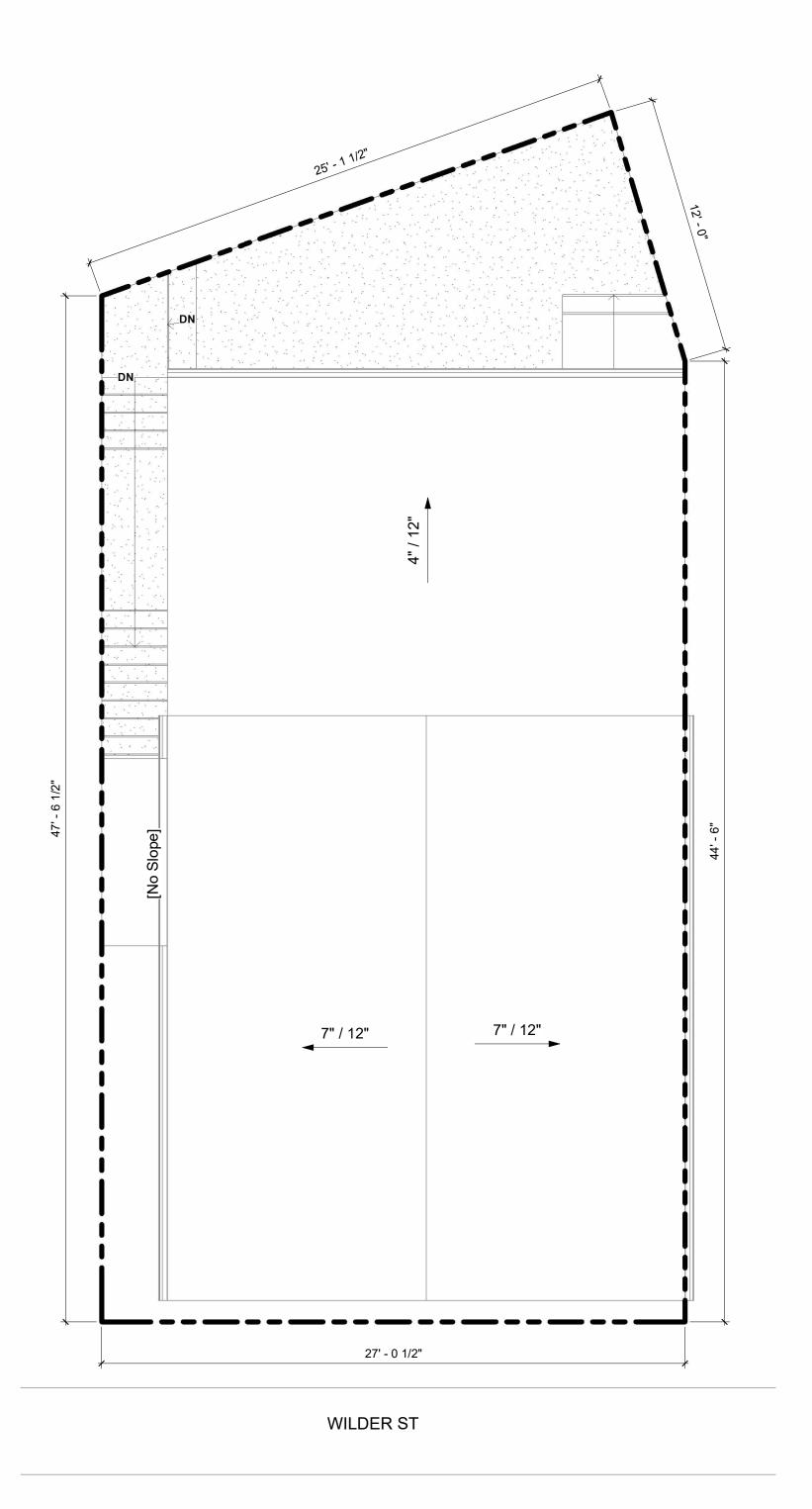


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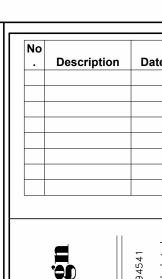
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1 Site 1/8" = 1'-0"



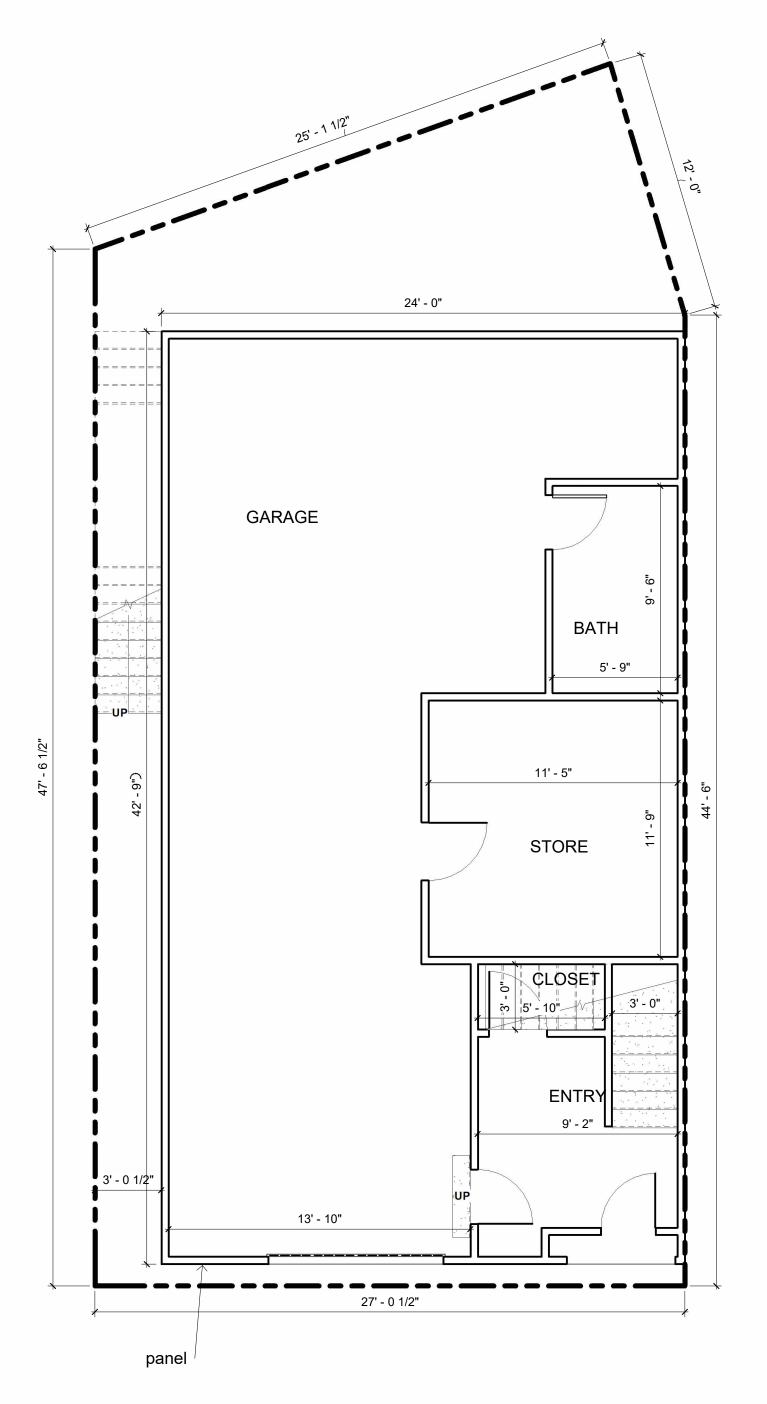
2 ROOF PLAN 1/4" = 1'-0"

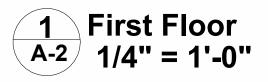


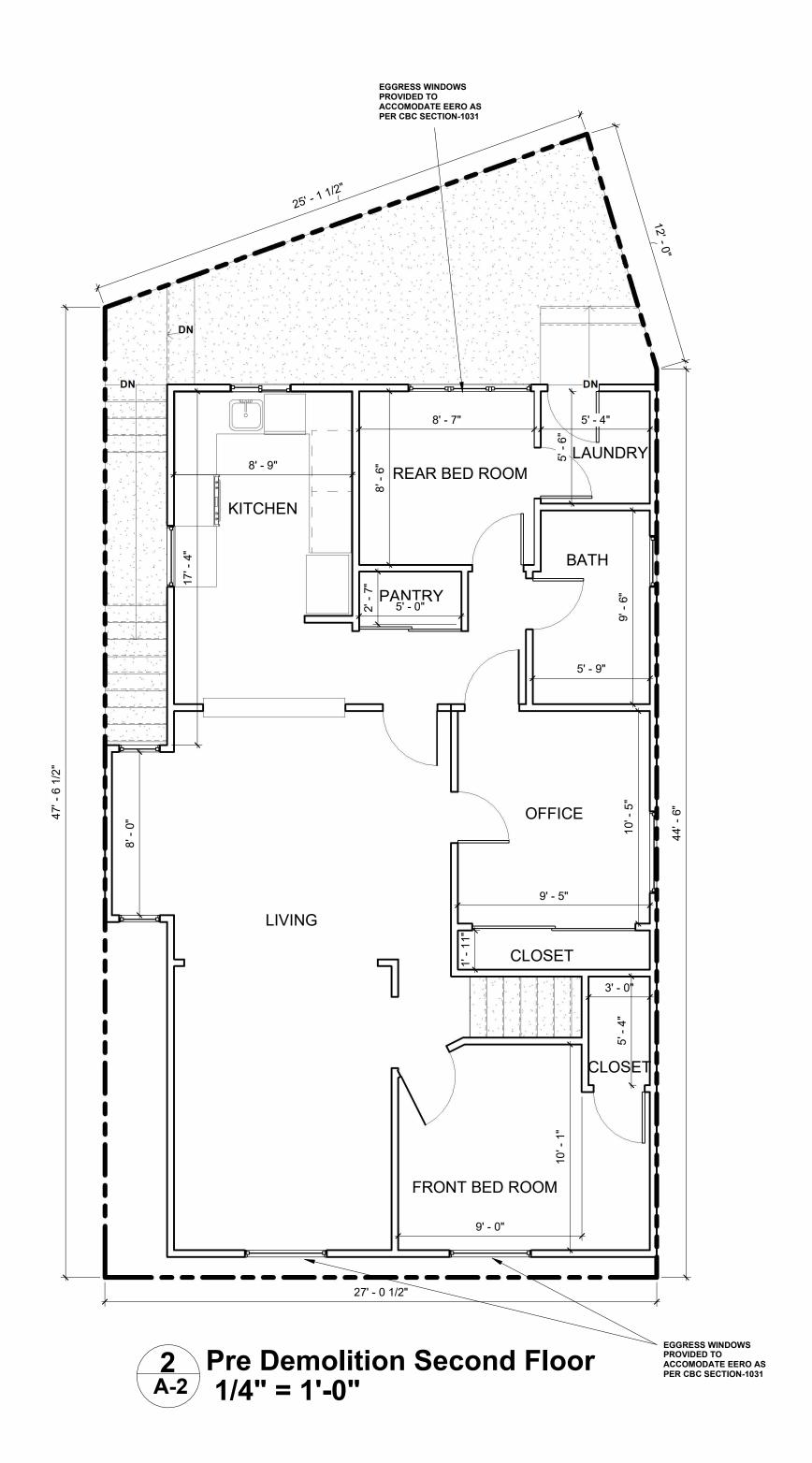


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FLOOR FIRST

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SHALL HAVE PRECEDENCE OVER SCALED DIMENSION
VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
NOTIFIED OF ANY VARIATIONS FROM THE DIMENSION
BY THESE DRAWINGS.

EXISTING FIRST

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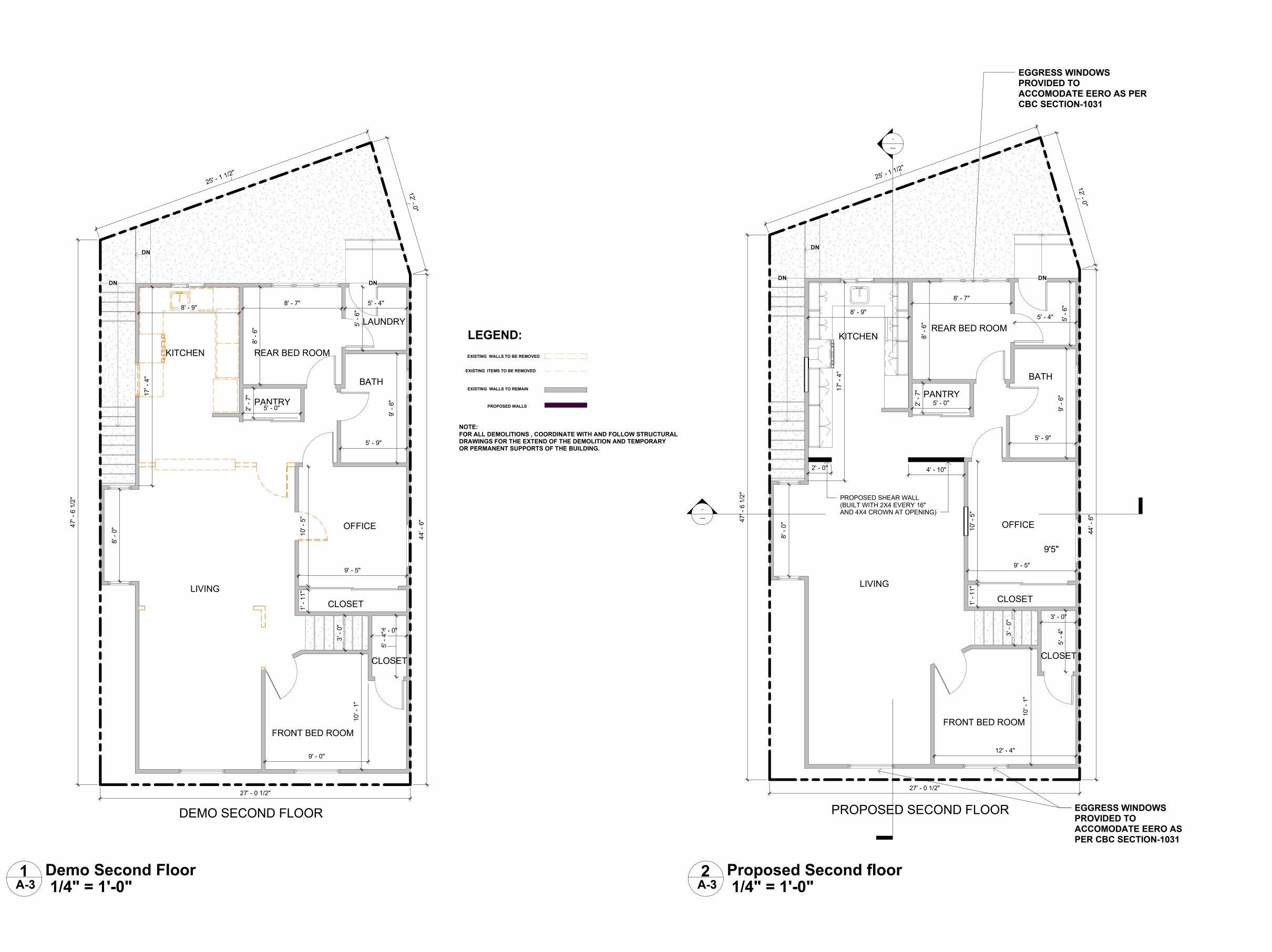
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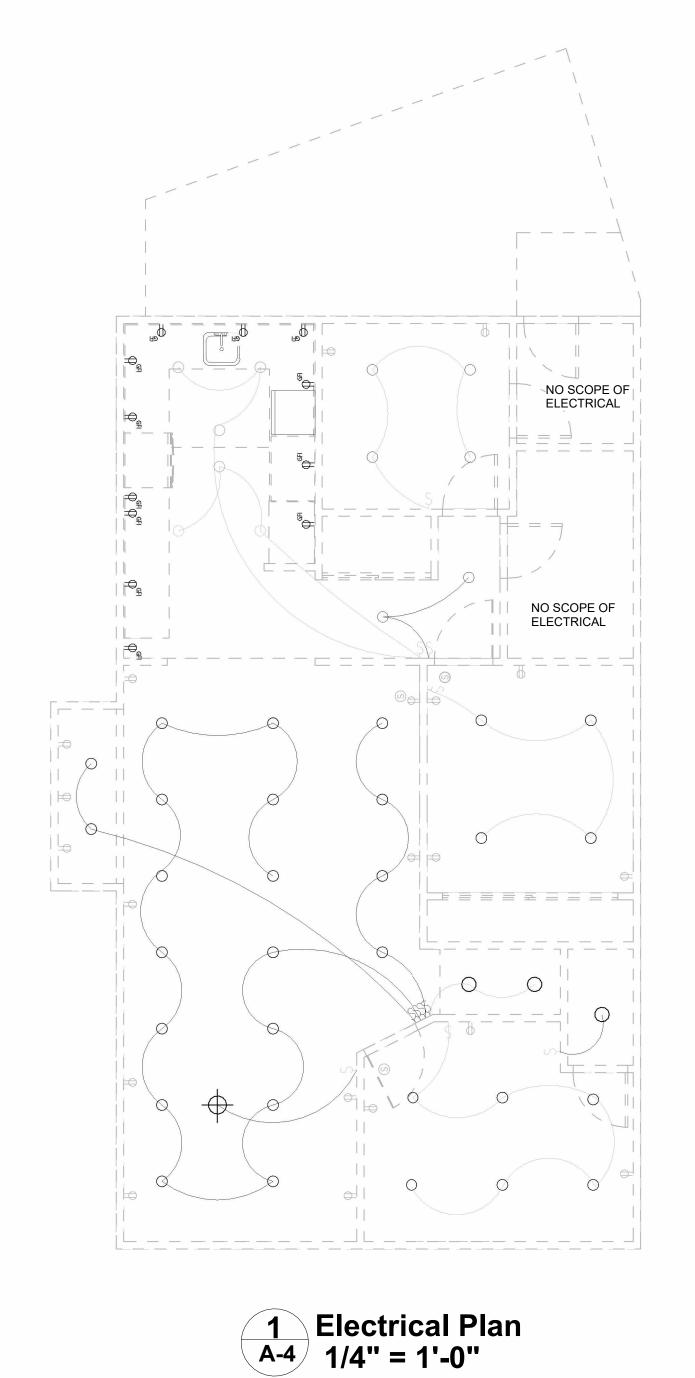
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#### **ELECTRICAL LEGEND**

- RECESSED CAN LIGHT ( HIGH EFFICACY )

- + WALL SURFACE MOUNTED LIGHT
- □ DUPLEX OUTLET (S) SMOKE DETECTOR
- © CARBON MONOXIDE DETECTOR

NOTE: HALF TONE ARE EXISTING



Drawn by B.Venkatesh

Checked by Scale As shown in sheet

## **EXHIBIT 11**

JTM Developments, LLC

531 Madrid St San Francisco, CA 94112

July 16, 2025

Lisa and Kimon Manolius 18 Wilder Street San Francisco, CA 94131

> Project Address: 14 Wilder Street, San Francisco Protest Appeal No. 25-014 (14 Wilder)

I am including my notes and observations after viewing photographs and videos, numerous site visits, and reviewing permits and plans. I cannot confirm 100 % all the conditions listed below, but a job of this scope should have gone through planning and building review from the City and County of San Francisco. I can confirm that there has been no structural plans submitted and the permit application does not show true scope of work as seen in all the videos the contractor posted.

In reviewing the videos that had been posted on-line by the contractor – there are more than 3 dozen short videos, I took and reviewed screen shots and cross referenced with the plans. The screen shot photographs are attached hereto and numbered 1-49. There is a small red page number on each screen shot photograph on the lower right for ease of reference.

This project took everything down to the studs on both floors, which requires bringing all trades to code.

#### Mechanical / Plumbing

- 1. No plans submitted to the City for mechanical for fan, hood, etc... or any plumbing.
- 2. Heat ducting work? H.e.r.s Test required? A test to make sure no leaks in ducting when open all the walls or large scale project.
- 3. Kitchen exhaust venting installed and moved without permit. Both times incorrect.- should be at least 4ft from edge of building, and also too close to windows, doors, and livable spaces. Could be located 3 or 4 ft back to make to sure you cannot smell emissions in livable spaces. (Photos 27 and 28)
- 4. Venting correct slope? ¼ in per ft. (Must be checked by Inspector). (Photo 30)
- 5. Drains correct slope?. ¼ in per ft. (Must be checked). (Photo 30)
- 6. Kitchen sink venting, bathroom/tub/sink venting, etc...? To code? (Photos 17, 18, 21)

#### **Framing**

1. All walls open on first (Photos 9, 12, 13, 14 with new sheet rock Photos 24, 35, 37, 38) and second floor (Photos 1-5, 7, 20) There has been no inspection of framing. Structural requirements met? With a job of this scope and size, you need to bring everything to code.

#### Insulation

- 1. Correctly installed? R13/19 for walls, R-30. (Photo 36)
- 2. Fire blocking? With new plumbing and electrical, caulking necessary with all penetrations to keep 1 hour fire rating of ceilings.

#### **Special inspections**

- **1.** Title 24 requirements? Electrical requirements for total scale remodels. Planning and Building review.
- 2. Structural inspections? No plans. Down to stude and walls removed.
- 3. Bolting and Hold-downs? No plans. Down to stude and walls removed.

#### Drywall

- 1. Correct type and size? Mold resistant, 1 hr fire rated, etc....? (Photos 19, 21, 24, and 35)
- 2. Screw inspection? (Photos 19, 21, 24, and 35)

#### Electrical

- 1. Kitchen circuits? Are there separate circuits for kitchen counters, dishwasher, Fridge, microwave, etc..... to code, etc....? (Photos 17, 18, 40, 48-49)
- 2. Plumbing? (Photos 17, 18)
- 3. Wire secured to code?
- 4. Correct breakers?
- 5. Green Tag? There is a New Panel, so it has to be brought to code. Panel actually installed by unlicensed contractor per videos. (Photos 10, 11, 23, 25-26, 39)
- 6. New Main panel grounded with rod?
- 7. Breaker Torque
- 8. Any buried junction boxes?
- 9. Knob and tube connections removed?

#### Structural

- 1. No Structural plans at the city. Done or submitted?
- 2. Meet Sheer wall requirements to code? First and 2<sup>nd</sup> Floor?
- 3. Sheer wall installation and nailing inspected? To code? Are there hold downs? Is bolting to the foundation necessary?
- 4. Walls removed load bearing? Needed structurals to make that determination. (Photos 19,-22, 32-34). Correct header, Simpson bracket required, etc?
- 5. There are no structural in the plans, even though the plans themselves note that structural should be consulted. (2)

#### **Demolition**

- 1. What happened to materials? Did it go to a certified disposal site?
- 2. Lower unit and full house demolition to the studs Full house gut and remodel.

Photos 1-5, and 7 show the second floor demolition down to the studs. Photos 9, 12-14 show the first floor demolition down to the studs in entry and stairwell. Photos 24, 35, 37, and 38 show new sheetrock on the first floor in these locations.

#### Plan observations

Kitchen was not "like for like." To the contrary, it was down to the studs with nothing remaining. Floors replaced, walls. plumbing, mechanical, and electrical were changed throughout.

(Photos 6, 8, 15-19, 36, 40, 47-49 show extent of kitchen demolition and floor removal and movement of stove location).

"For all conditions, coordinate and follow structural drawings for the extent of the demolition and temporary or permanent supports of the building."

The plans do not note the ceiling heights throughout have been raised by more than two feet. Demolition down to the studs on 1<sup>st</sup> and 2<sup>nd</sup> floor. All of this raised structural concerns.

The wall removals were far more extensive than claimed. Again, without structural drawings or consideration, we cannot tell if these removals were structural, but it could appear so given their location. A structural engineer drawings and inspection is what should have been required.

He touched outer framing – what about bolting, hold-downs, etc., and special inspections?

Sincerely,

Michael Northover

11 7. 7th

JTM Developments

B-961993

415 317 8557



















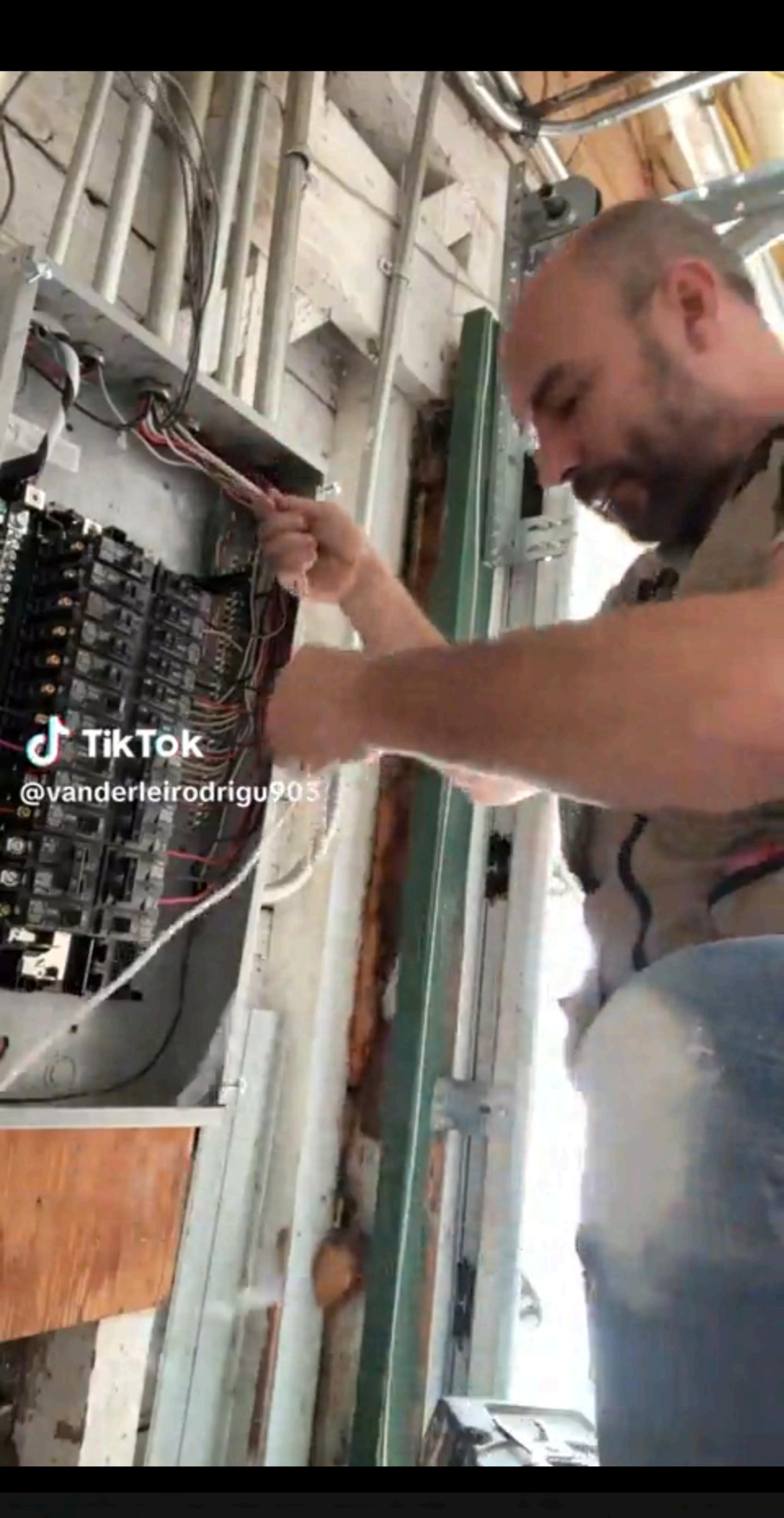
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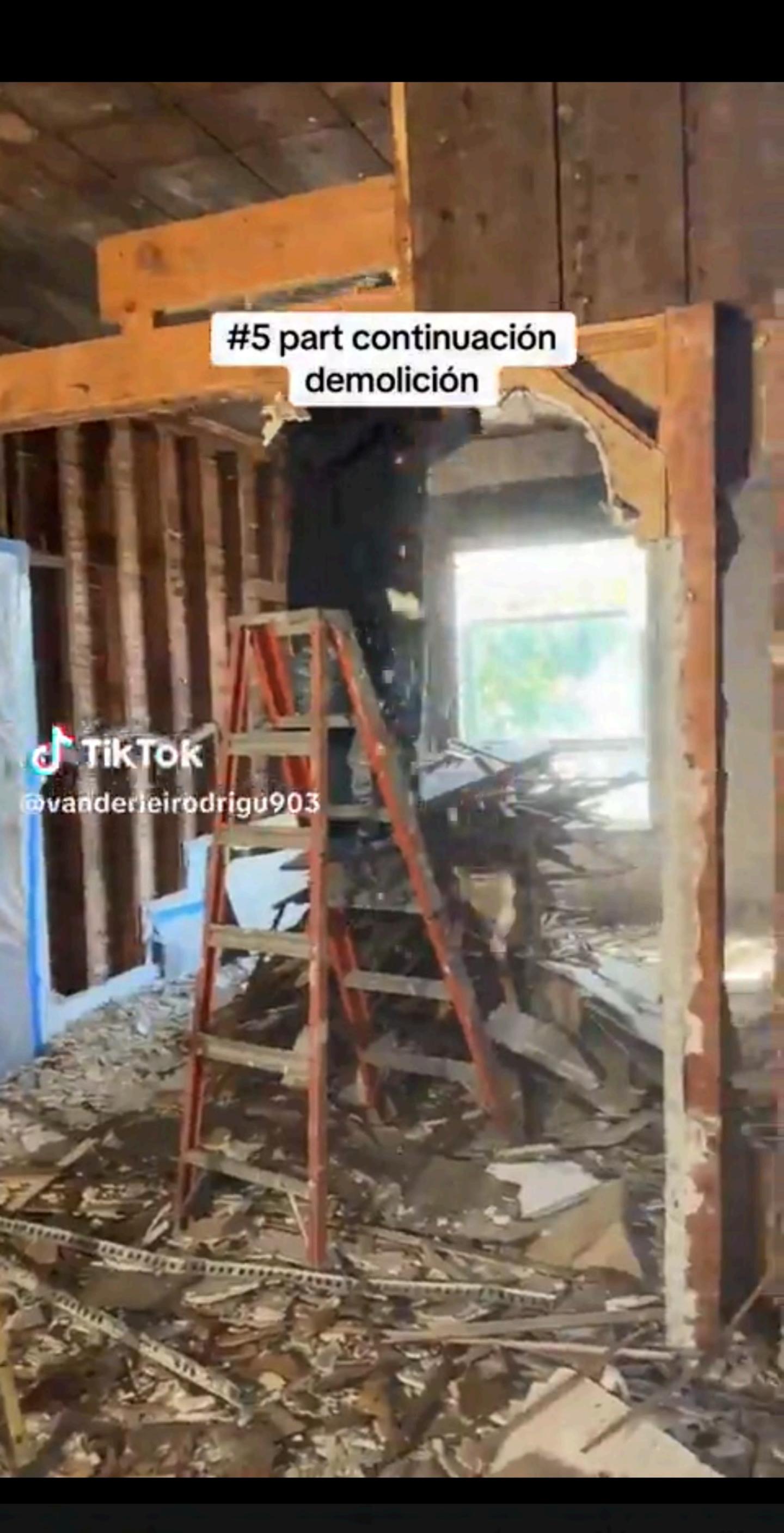














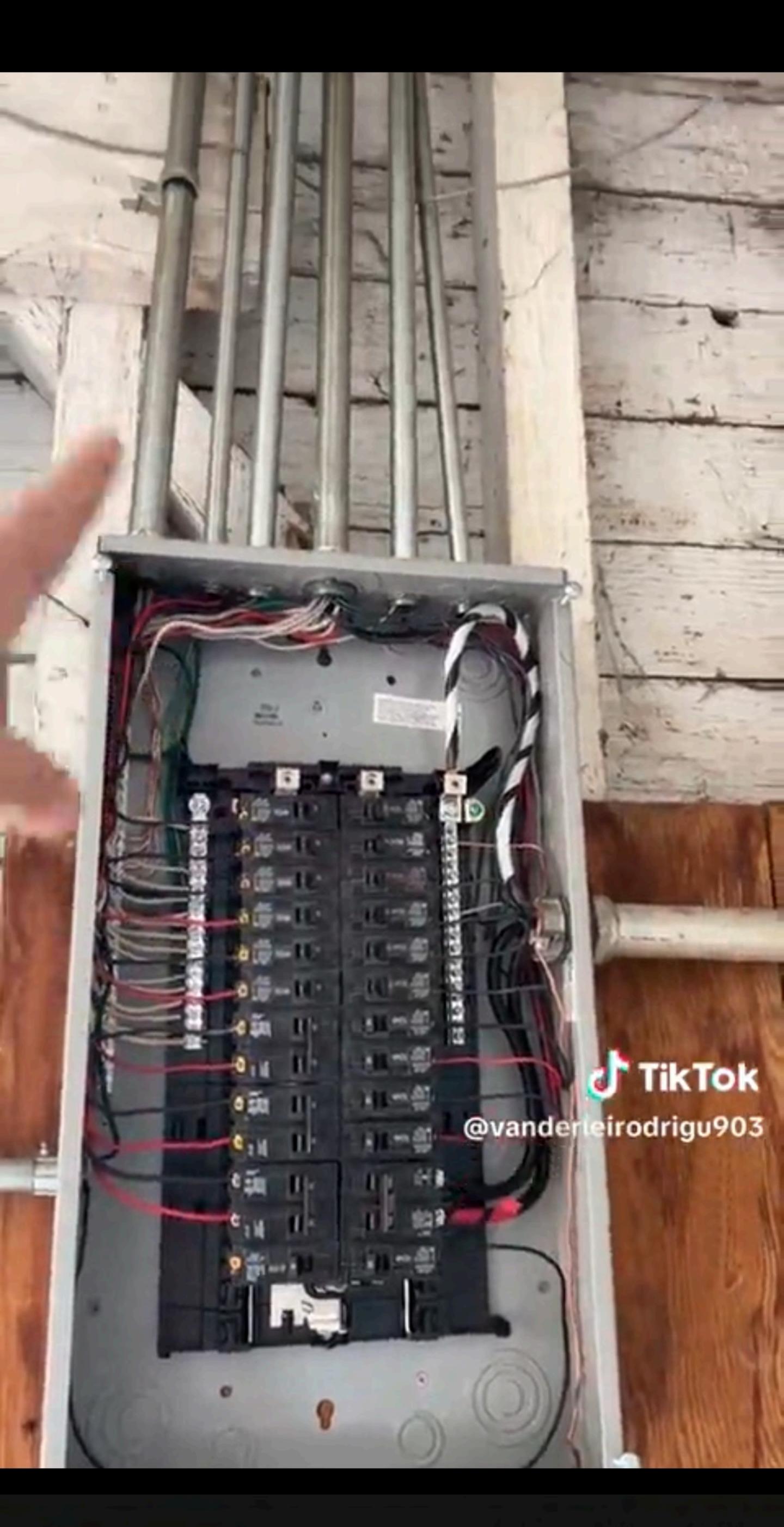


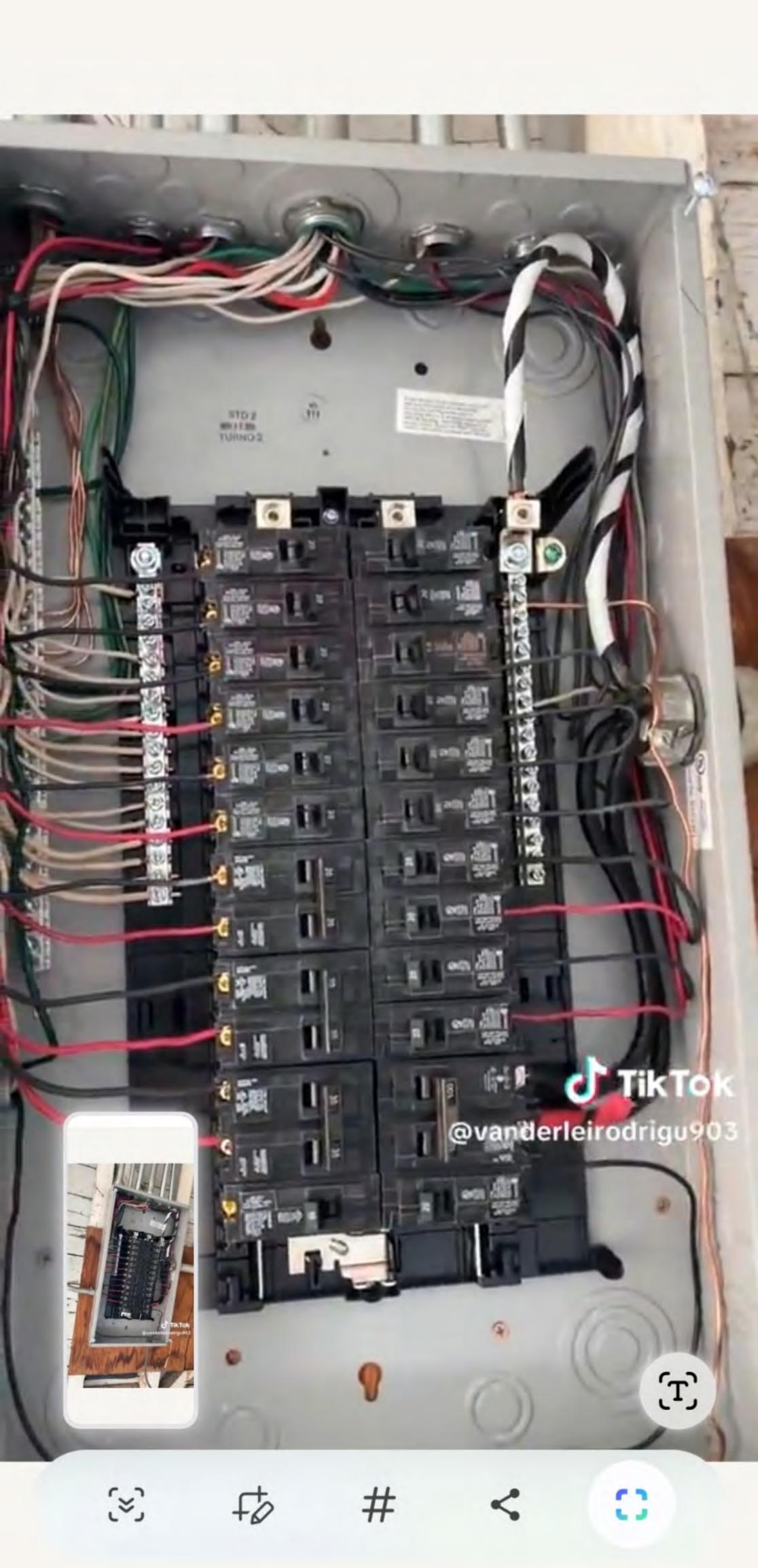
















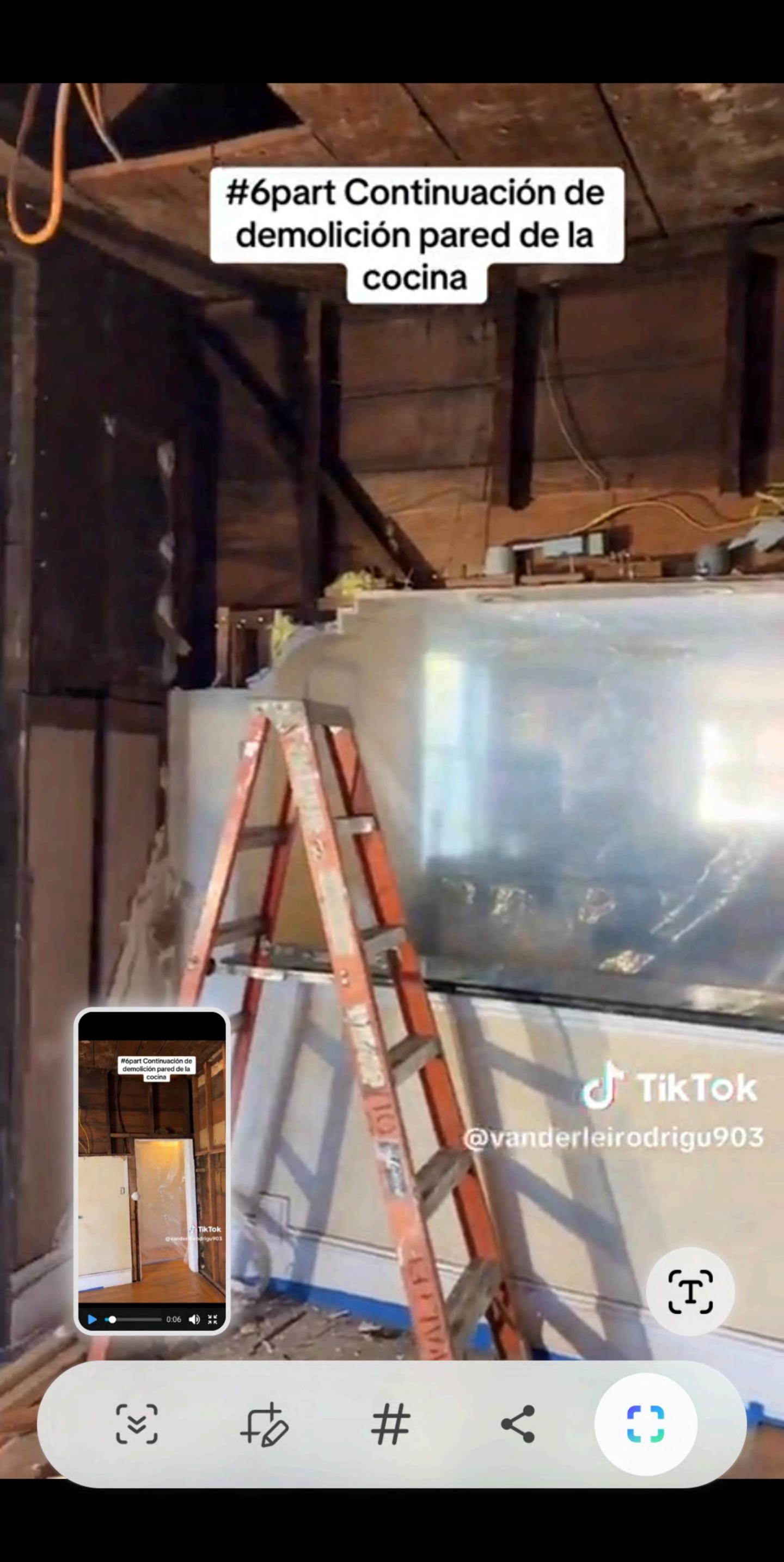




































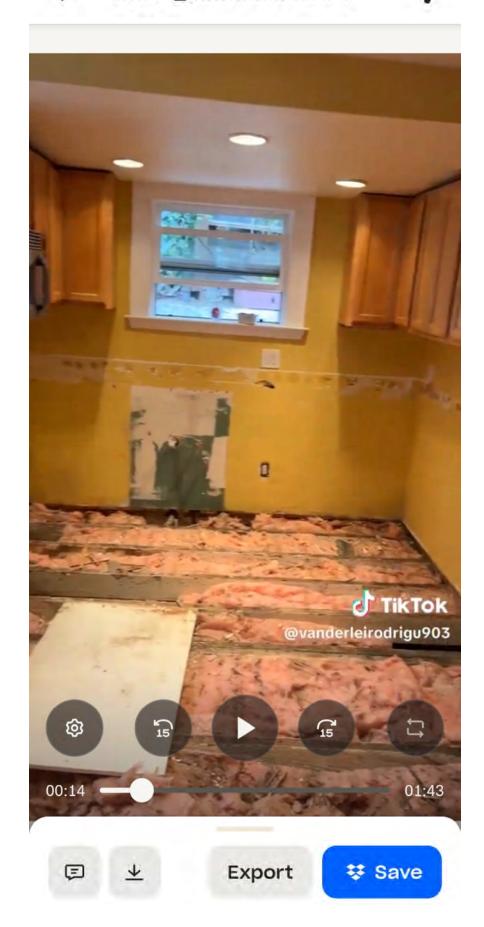




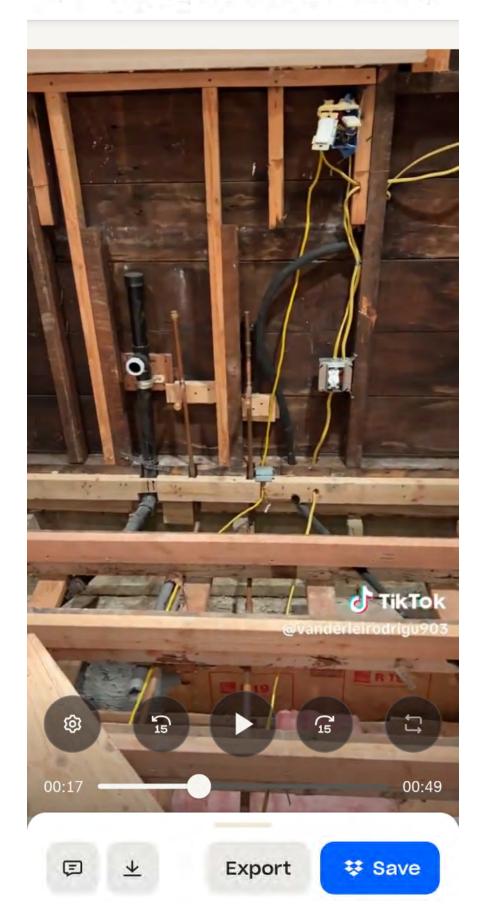


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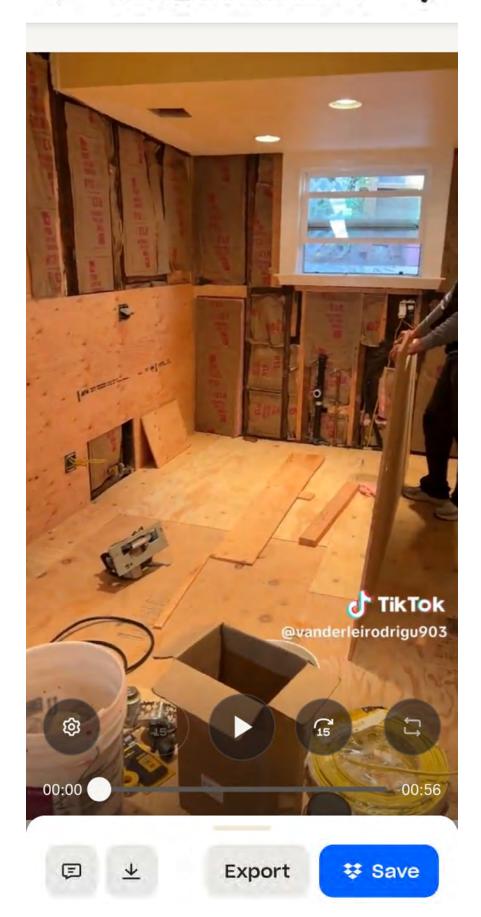








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# BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Filed By: Christopher Rodehau, Owner, 14 Wilder Street, San Francisco, CA

#### I. INTRODUCTION

Appellants Kimon & Lisa-Anne Manolius seek to overturn Alteration Permit No. 2025/03/17/2402 ("Alt Permit") based on mischaracterizations, speculation, and a pattern of neighborly obstruction. Their allegations—ranging from "secret demolition" to "retaliatory exhaust"—are unsupported by permit records, inspection approvals, or factual evidence. The record clearly shows:

- All structural, mechanical, plumbing and electrical work was either properly permitted or completed per the direction of the San Francisco Department of Building Inspection (DBI); - Upon issuance of a Stop Work Order on April 9, 2025, construction ceased, only DBI-directed corrective work proceeded under inspector approval;
- The rooftop kitchen exhaust was relocated per DBI instruction and passed mechanical inspection in June;
- No unauthorized construction occurred after permit suspension—only limited, inspector-authorized work was completed, followed by routine cleanup;
- Permit signage was promptly corrected upon DBI notice, and photographic proof was submitted;
- Appellants have repeatedly disrupted the process by harassing workers, making threats, and weaponizing procedure to obstruct a lawful, permitted project.

Their appeal does not meet the legal or evidentiary burden required to overturn a properly reviewed and approved permit. We respectfully request that the Board of Appeals deny the appeal.

#### II. LEGAL RESPONSE TO APPELLANTS' CLAIMS REGARDING DBI APPROVAL

The Appellants' legal arguments center on their belief that the San Francisco Department of Building Inspection (DBI) abused its discretion by approving Alteration Permit No. 2025/03/17/2402. These arguments are unfounded, as they disregard the facts of compliance, the role of professional city inspectors, and the iterative process of permit review and correction.

1. DBI Provided Thorough Oversight and Review

Every stage of the project was subject to DBI review, including inspections, resubmissions, and clarifications based on field conditions. Alteration Permit No. 2025/03/17/2402 was issued following extensive back-and-forth with inspectors and DBI staff. Revisions were made under direction, and DBI ultimately approved the plans after review (see Exhibits 1–4).

#### 2. All Work Was Disclosed and Guided by DBI

Contrary to the allegation of concealment or piecemealing, all work was shown to DBI based on their requests and expectations. The Respondent submitted all required diagrams, including architectural layouts and mechanical details. Where structural work was deemed unnecessary—such as restoring a wall instead of replacing with new framing—DBI approved that simplification.

I voluntarily submitted to Planning Department review in May 2025. After confirming no review was required, I withdrew my application. This demonstrates transparency and good faith, not concealment (Exhibit 17).

#### 3. The Rooftop Exhaust Was Reviewed and Approved

The relocated kitchen exhaust system was approved after mechanical inspection in June, 2025. The prior sidewall vent was removed and replaced in accordance with DBI and mechanical code standards (see Exhibits 7–9). Appellants' claim that the exhaust was illegal ignores this verified correction.

#### 4. Permit Posting and Notification Were Completed

Permit signage was properly displayed in a front-facing window at 14 Wilder Street (see Exhibit 6). No DBI notice of deficiency was ever issued. The Appellants' failure to see the posting does not invalidate compliance.

#### 5. There Is No Basis to Overturn a Lawfully Issued Permit

Appellants cite the concept of 'void ab initio' to invalidate the permit. However, the factual record—documented inspections, corrections, and approvals—shows that DBI acted well within its authority. No legal or engineering basis exists to reverse the permit simply because neighbors disagree with the outcome.

The appeal is therefore not a legitimate legal challenge but an attempt to leverage regulatory mechanisms to halt a project that has been conducted responsibly and transparently under City guidance.

#### 6. Additional Note on DBI Integrity and Process Confidence

We respect the essential role of the San Francisco Department of Building Inspection (DBI) and the trained professionals who conduct field inspections and compliance reviews. These city staff carry out duties grounded in building codes and safety standards—not speculation. It is concerning that Appellants suggest their opinions or assumptions should override the findings of DBI officials, particularly without firsthand access or professional credentials.

#### 7. On the Matter of Public vs. Private Interest

While Appellants have framed their complaints as driven by public interest, the tone and nature of their interactions suggest a strong personal component. The record shows repeated verbal confrontations, disruption of our workers, and a pattern of personal escalation. These actions undermine the objectivity of their appeal and cast doubt on their stated motivations.

#### 8. Appellants' Property Modifications Raise Fairness Questions

We respectfully note that certain exterior features on the Appellants' property—including lighting fixtures and a retaining wall—may not have undergone the same permitting scrutiny they demand of others. This observation is not raised to retaliate, but to encourage fair, consistent expectations across neighbors.

#### II. POINT-BY-POINT RESPONSE TO APPELLANTS' ALLEGATIONS

#### A. Allegation of Hidden Unpermitted Remodel

The Appellants claim we attempted to conceal a "down-to-the-studs" multi-floor renovation. This is false. We did not conduct a full gut remodel. We did not raise ceiling heights. Instead, we restored the ceiling to its original height. The major renovation is on second floor with minor work done in the landing area on first floor. Everything stated in the permit application is true.

Appellants allege that what was originally described as a two-week renovation somehow extended to over four months, implying intentional deception or bad faith. This characterization is inaccurate and unfair. Like many homeowners, we did not anticipate any large scope or duration of the project at the outset. As the work progressed, our contractor strongly encouraged us to expand the scope. These decisions were made incrementally, based on field conditions and expert advice—not as part of any deceptive scheme in any means.

Furthermore, as the project entered its later phases, the appelants demands increased. The appelants indicated it was within their right to restrict work on the following dates (See Exhibit 10):

- All Saturdays (Nov 9,16,23,30 and Dec 7,14,21,28 and Jan 4,11,18,25)
- 3 Days for Thanksgiving (Nov 20,21,22)
- 3 Days for Christmas (Dec 24,25,26)
- 3 Days for New Years (Dec 30,31,1)

In order to maintain the peace, and without any consideration, we agreed to attempt to restrict the work. This proved to be a big mistake and the appellants were constantly harassing us and the workers for any perceived misgivings, often complaining about noise emanating from an adjacent property (10 Wilder) which has been under construction for over a year.

Because of the above block out days, our contractors had to work on different projects at the same time which significantly slow down our project. This slowdown was certainly neither we expected nor desirable for us—we were paying out-of-pocket for temporary housing during this period and had every incentive to finish quickly.

Appellants also assert that we "refused access" to DBI inspectors until January 9, 2025. This is false. We remained in ongoing contact with our assigned inspectors throughout, and welcomed site visits at any mutually available time. In fact, DBI inspectors entered the property multiple times, before and after the Notice of Violation (NOV) was issued. At no point did we deny access. On the contrary, we coordinated with DBI and welcomed their inspections, which led to approvals. The scope of work was transparent and permitted

accordingly. We do not understand how Appellants would be privy to the scheduling of DBI field visits or why they would misrepresent this timeline so casually.

#### **B. Permit Applications Accurately Reflected Work**

Both the January 17, 2025 and March 17, 2025 applications were submitted under direct DBI guidance. The second permit (Alt. Permit No. 2025/03/17/2402) responded to the NOV and reflected the specific wall modification and corrections required. DBI explicitly instructed me to "show all work under this and the revised permit," which we did.

DBI accepted the scope as submitted. Any suggestion that we misrepresented our project contradicts the record of approvals and inspections on file. (See Exhibit 1 – Approved Drawings and Exhibit 2 – Architectural Drawings with Structural Engineering Diagrams)

Appellants cite an alleged comment by DBI inspectors that their "enforcement capabilities are limited to what they can see," in an attempt to suggest that Respondents deliberately concealed the scope of work. This is both speculative and offensive. DBI inspections are not casual walkthroughs—they are conducted with plans in hand, by trained professionals authorized to request access, demand corrections, or issue stop-work notices as needed. At no point did DBI issue a violation citing hidden or undisclosed work. We cooperated fully throughout the process, submitted plans for every scope of work performed, and passed all inspections.

#### C. No Retaliatory Conduct Occurred

There was no "deliberate annoyance." We reject the suggestion that we used construction equipment or exhaust appliances with intent to provoke the Appellants. That accusation is personal, unfounded, and irrelevant to permit compliance. On the contrary, we tried everything we can to avoid conflict.

At one point, Mr. Manolius was observed dragging our garbage bin into the center of the public sidewalk, obstructing pedestrian access. It was witnessed directly by Respondents. The act appeared purposeful and emotionally driven. Together with Exhibit 16, these actions reflect a pattern of antagonistic conduct designed to provoke, intimidate, or interfere with our peaceful use of property and public pathways. However, as Appellants

described retaliatory neighbor, we altered routine behaviors by moving our garbage bins indoors to minimize potential interaction and avoid further escalation.

Appellants allege that we intentionally operated our kitchen exhaust fan during times they were in their backyard, implying a retaliatory or harassing motive. This is a misrepresentation of the facts. We never tracked or monitored Appellants' routines. We became aware that they frequently used their backyard between 6:00 and 7:00 p.m. only because the smell of marijuana smoke consistently entered our kitchen window during that time, particularly when we were preparing meals. One day after the Appellants stopped our worker to relocate the vent from side wall to roof and before we could find another company to do the work, Lisa screamed at my partner with F word in the backyard. To avoid the conflict, we actually delayed meals until after 7:00 or even 8:00 p.m. until the vent was relocated to rooftop. It is profoundly unjust for Appellants to recast this voluntary accommodation as harassment or nuisance.

We also find it curious that Appellants, while accusing us of "tracking their schedule" for retaliatory purposes, appear to have kept an extraordinarily detailed record of our daily renovation timeline—down to specific dates of permit filings, site visits, and equipment placements, some of which even we had not actively tracked. While we respect a neighbor's right to monitor construction activity, we question whether this degree of attention reflects reasonable concern or personal fixation. It also raises the possibility that some of their allegations, such as "strategic cooking schedules," may be less about our intentions and more about their own assumptions.

we maintained regular household routines without intent to monitor or disrupt our neighbors except addressing Appellants' concerns, even if some of their requests were unreasonable or impractical under field conditions.

Appellants assert that we installed our range hood as a retaliatory gesture in response to their complaints to DBI. This claim is entirely without factual basis. We have never accused Appellants of acting out of retaliation, nor have we lodged any complaint—formal or informal—about their whistleblowing. In fact, we have cooperated with DBI and made every effort to comply with agency guidance, regardless of who initiated an inquiry. The idea that we would install a major appliance as an act of vengeance is as baseless as it is absurd.

#### D. The Exhaust Vent is Not Illegal

Appellants incorrectly characterize our May 13 construction as the installation of "another vent." The work done in May involved relocating the existing vent from the side wall to the rooftop, a correction fully approved by DBI and completed in accordance with permit requirements.

Contrary to Appellants' assertion, the rooftop vent is not "closer to their windows." It is, in fact, farther from their living areas and situated at a higher elevation, improving both dispersal and compliance. The revised vent location was inspected and passed by DBI. There was no additional vent installation nor any increase in nuisance or proximity.

The Appellants assert that our kitchen exhaust system is "illegal." This is both factually and procedurally incorrect. The current rooftop exhaust system was installed after DBI issued directives, and it was approved after inspection in June, 2025 (see Exhibit 7). It complies with all applicable sections of the Mechanical Code. The Appellants ignore the fact that any earlier, temporary wall-mounted ducting was never finalized and was completely removed during revisions. There is no ongoing violation. To continue labeling the system as unlawful is misleading and contrary to the facts.

The exhaust was never installed to direct air at the Appellants' windows with intent to harm. Their claim of "retaliation" is speculative and unsupported. The rooftop system is now elevated and directed away from all property lines. (See Exhibit 8 – Final DBI Inspection Approval – Rooftop Exhaust)

Ironically, Appellants' own kitchen vent is still on their sidewall directly toward our home to this day (Exhibit 9). If side-venting toward a neighbor is such a serious concern, one might ask why Appellants never applied the same scrutiny to their own property. The selective indignation undermines the credibility of their complaints.

#### E. No second attempt to hide any work

Appellants assert that our March 17 permit application was the direct result of their intervention with the city.

This claim is both speculative and inaccurate. We were not privy to their communications with DBI, nor did we base our permit actions on anything they said or did. Our filings followed discussions with City inspectors and

reflected the natural progression of our renovation schedule. The idea that Appellants' actions were the catalyst for our permit process is unsubstantiated and dismissive of the actual regulatory oversight that governed.

Appellants claim that we failed to disclose all prior work when filing our alternative permit, referencing a generic DBI note that requests "all work" be shown. This misrepresents both the nature of DBI's process and our compliance. In reality, each inspection and permit revision we submitted was done in direct consultation with DBI staff, based on their requests and review of our progress. At no point did we withhold work deliberately, nor did DBI find our disclosures insufficient at the time. Appellants' claim is speculative and fails to acknowledge that permit scoping is a collaborative, evolving process between homeowner and DBI—not a one-sided declaration. The insinuation of deceit is unsupported and unfounded.

#### F. No Work Occurred After Permit Suspension

Appellants also allege that construction on June 24 occurred in defiance of the Board of Appeals' suspension order. This is a mischaracterization of events (Exhibit 6).

On the morning of June 24, before we received notice of the suspension, our workers began a DBI-directed task: restoring the interior wall between the kitchen and living room. That same morning, upon receiving verbal notice of the appeal, we immediately contacted our assigned DBI inspector. At that time, he advised that we were permitted to complete the days' work, followed by no further work, pending the appeal.

However, later that evening, the same DBI inspector contacted us again to clarify that all work must stop after that day, and that the permit would be fully suspended beginning June 25. This unexpected change significantly impacted the wall restoration timeline and created immediate concerns regarding partially installed components. At approximately 8:00 p.m., we instructed the workers to stop construction. However, a structural panel had been positioned but not yet secured. Leaving it unfinished for an extended shutdown period would have posed safety risks, including instability, exposure to the elements, or damage to framing. Therefore, our crew spent a few extra minutes securing the panel to ensure the site was safe during the enforced pause. We acknowledge these brief overage past standard hours, but it was strictly safety-related and based on the inspector's evolving instructions.

From shortly after 8:00 p.m. until approximately 8:55 p.m., all further activity was limited to vacuuming, cleaning, and tool removal. No new construction occurred. To characterize this as "late-night illegal construction" is inaccurate and omits the context of DBI's direction and the need to safely stabilize a partially completed structure before an indefinite pause in work. (See Exhibit 6 – Evidence June 24th Work was Approved by Building Department)

#### G. Video Footage is Improper and Misleading

The Appellants and their hired "expert," Mr. Northover, rely entirely on videos and screenshots obtained from a TikTok account belonging to one of our former workers, claiming these demonstrate unpermitted work. These videos were not directed, authorized, or endorsed by us. They were independently filmed and uploaded by the worker without our knowledge, and only discovered later when Appellants referenced them. It is our understanding that Appellants downloaded these materials from the public TikTok account. The use of such content—without authentication, context, or verification is highly questionable for a third-party consultant who never entered the property to make claims of structural deficiencies. How can a contractor watching edited videos claim more authority than DBI inspectors who performed on-site evaluations which occurred after the videos were posted.

The videos do not reflect what was ultimately permitted, corrected, and approved. The comparison is invalid. Appellants assert that we "only showed inspectors what we wanted them to see," as if inspections were conducted under theatrical staging rather than through the rigorous, methodical process established by DBI. This assertion is not only unfounded—it borders on the absurd. DBI inspectors are trained professionals, not passive observers who can be misled by selective presentation. Every phase of our work was subject to photographic submissions, plan reviews, on-site visits, and permit disclosures. The suggestion that we somehow choreographed what DBI officials could or could not see reveals more about Appellants' distrust of public institutions than it does about the facts of our case. What exactly were we supposed to do—strip down walls for his personal inspection?

#### H. Plans Submitted Were Complete and Reviewed

The plans submitted with the Alt. Permit were reviewed and accepted by DBI. They included wall reconfiguration, layout details, and other items required. Structural issues identified in the NOV were addressed via plan resubmissions and inspections. The rooftop exhaust location was added per DBI's instructions.

The Appellants' expert mischaracterizes the submitted plans and ignores DBI's own approval process. The City's inspectors' on-site inspections are more profound to assess sufficiency than an outside party relying on screenshots.

#### I. All Required Notices and Posting were Fulfilled

The Appellants claim we failed to provide proper notice. In fact, we posted the permit notice in our front-facing window as required (see Exhibit 6). No DBI representative ever informed me that the posting was insufficient, and we followed all procedures to the best of my knowledge.

If the Appellants failed to observe the posting, that does not equate to my noncompliance.

#### J. Observations on Appellants' Conduct and Impact on Communication

Initially, we attempted to maintain open communication, respond to concerns, and adapt our routines to minimize friction. However, the tone of Appellants' messages became increasingly hostile and accusatory over time, particularly during the 2023–2024 holiday period. Their written messages included personal insults and public threats. The confrontational video we include in Exhibit 10 also caused serious emotional discomfort.

Given these repeated episodes—and especially in light of Mr. Rodehau's prior struggles with depression—we made the decision to cut off direct communication in order to safeguard his well-being. This choice was made for health and safety, not avoidance, and was necessary to prevent further escalation.

Their selective outrage regarding code compliance—holding us to standards they do not appear to apply to themselves—raises serious concerns about the consistency and credibility of their complaints.

For years, we experienced persistent secondhand marijuana smoke from Appellants' deck and back yard, located a short distance from our kitchen window. This occurred on a near-daily basis, sometimes even multiple times a day and significantly impacted our indoor air quality. Ironically, while Appellants repeatedly complained about our rooftop kitchen exhaust—which was installed per DBI direction and passed inspection—they ignored the ongoing impact of their own activities on our home. Their vent remains located on the side wall facing our property, much closer than ours now, yet has never been addressed.

In the beginning of our project, Appellants interfered with our worker by telling him we would not pay for his labor. Later after our contractor decided to work for us regardless, the confronting and threaten with our contractor began despite this same individual had previously worked on their property, including multiple lighting fixtures attached to the exterior of 18 Wilder Street and a large retaining wall over 4' in height at the rear of the property and they may not have undergone the same permitting scrutiny they demand of others (Exhibit 14). It is noteworthy that the same individual, who Appellants now portray as problematic, previously performed significant work for them without issues.

These observations are not raised to retaliate, but to encourage fair, consistent expectations across neighbors.

On the contrary, while Appellants present themselves as experienced legal professionals concerned with health and safety, their behavior throughout this process has, in several instances, contributed directly to conflict escalation rather than resolution.

We share this information not to shift blame, but to provide a more complete picture of the social dynamic that has shaped this appeal.

#### K. Appellants' Prior Unpermitted Construction Also Raised Health and Safety Concerns

While Appellants repeatedly criticize our construction methods and regulatory compliance, it is important to note that they themselves undertook substantial modifications to their own property—without comparable scrutiny or permitting. Part of their large retaining wall built not long ago is in between our two properties. To our knowledge, this wall was built without structural drawings or DBI review.

Following the completion of that wall, we experienced significant and previously unseen water damage in the rear corner of our home (Exhibit 15). Our property, which lies downhill from both Appellants' wall and a common uphill neighbor, became increasingly subject to water retention and intrusion. The timing and location strongly suggest that the Appellants' unpermitted wall altered natural drainage patterns and contributed directly to these issues. We did not file a complaint at the time, as we believed it was more constructive to maintain a cooperative neighborly relationship. However, in light of the current appeal—where Appellants demand strict compliance while denying any reciprocal responsibility—we feel compelled to raise this history as a matter of fairness and consistency.

#### **CONCLUSION**

The permit at issue—Alteration Permit No. 2025/03/17/2402—was properly reviewed and approved by the San Francisco Department of Building Inspection. All corrective work was performed in accordance with DBI instructions, inspections were passed, and documentation was submitted in good faith. The allegations brought forth by the Appellants rely heavily on speculation, unverified third-party media, and misinterpretations of events.

There is no evidence of deception, structural compromise, or illegal installation of mechanical systems. Respondent has fully cooperated with DBI, corrected all concerns raised, and acted responsibly under challenging circumstances. The claims of retaliation, concealment, or piecemealing are unfounded. We respectfully request the Board of Appeals:

- 1. Deny the Appeal and uphold Alteration Permit No. 2025/03/17/2402;
- 2. Confirm that construction may resume under approved plans;
- 3. Acknowledge that the Respondent has complied with all legal requirements and agency directives. Respectfully submitted,

Christopher Rodehau, Permit Applicant and Property Owner

14 Wilder Street, San Francisco, CA

# Exhibits

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#### **Exhibit 1 Approved Drawings**

These are the architectural drawings which were approved. These drawings include a plan to rebuilld the wall which was removed between kitchen and living area.

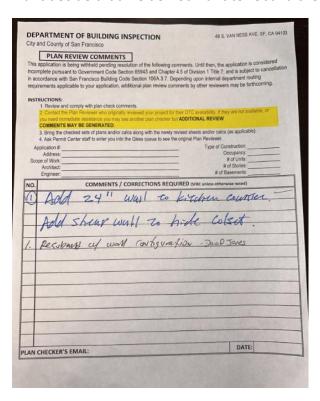
Please refer to the attached "Wilder Permit FINAL Approved.pdf".

#### Exhibit 2 Architectural Drawings with Structural Engineering Diagrams

Architectural drawings with structural engineering diagrams were submitted to DBI multiple times before the final approved set dated June 3, 2025.

Please refer to the attached "AxisTerra 6-2-25 FINAL.pdf".

This is the plan set which includes architectural diagrams and structural diagrams. This set was used for planning. The structural diagrams which were used to calculate changes necessary if we want decide that we do not want to rebuild the wall.



#### Exhibit 3 Building Inspection Meeting Notes to Structural Engineers



#### Wilder Street - Permit Follow-up - Layout Change to Resolve ALL Issues

From Chris Rodehau <cirodehau@hotmail.com>

Date Wed 6/4/2025 11:20 PM

To Lokesh Bulchandani <lokesh@prostructengineering.com>; B Venkatesh <venkatesh@axisterra.com>

3 attachments (8 MB)

PlanReviewComments.jpg; PlanReviewComments.jpg; NewLayout.jpg;

Hi,

I met with the building department plan review department today. The structural engineer requested a couple of minor changes to the drawings to reflect the property more accurately.

- Sheet A-1 Roof Plan shows slope incorrectly. The back roof slopes down towards the backyard, not towards the center of the house. Please fix arrow so it points to the back of the house to indicate the correct slope.
- Sheet A-7 Sections 2 Existing Shingle Roof also shows same slope incorrectly. This should also be adjusted to slope down towards the backyard.

The building department told me we will need to install additional shear walls on ground floor and 2nd floor, if we want to keep the structural changes.

These are the changes, the building dept plan review engineer requested:

Ground Floor - This is the room in the center of the ground floor on right side when entering garage.

- a. Install shear wall on the right wall when entering the room
- b. Install shear wall on the left wall when entering the room

Second Floor - This is the Office between the stairs and bathroom

- Install shear wall in the Office on the wall adjacent to the bathroom AND
- d. Install shear wall in the closet on the wall adjacent to the stairs

The cost to legalize the change to the opening is really snowballing:(.

I asked him if it might be easier to resolve this by simply partially closing the opening on the 2nd floor. He said yes, that would be the simplest solution and it would eliminate the need to install the concrete pads and 2x12 beam on the ground floor.

It would also eliminate the need to install shear walls (a,b,c,d noted above)

He gave me a "Plan Review Comments" note with some simple modifications which will solve all my issues.

There are 2 changes which will reduce the opening between the kitchen and living room/dining room and should be pretty straightforward:

- 1. Add 24" wall on left side (facing kitchen) even with kitchen counter.
- Add wall on the right side to hide closet. This wall would be in line with the left side (outside) of the closet wall.

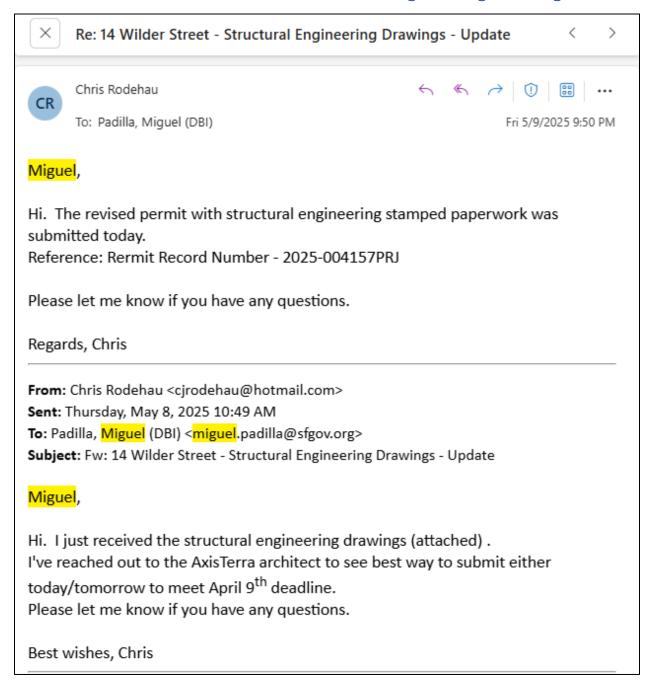
I've attached a photo of the correction note. I also attached a photo i took of my home with cardboard in the areas where the wall would be built to resolve the permit issues.

Please confirm receipt and let me know if you can make the necessary changes so I can go back to the building department as soon as possible.

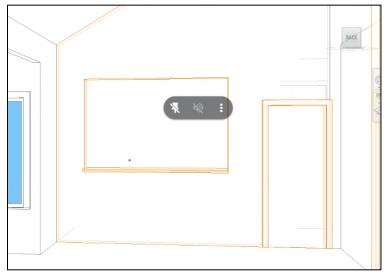
I know we're very close to resolving the permit issue and appreciate your patience. Thank you!!

Regards, Chris

#### Exhibit 4 Permit Submission with Structural Engineering Drawings



# Exhibit 5 Original, Planned & Current Status of Wall Between Kitchen and Living Area

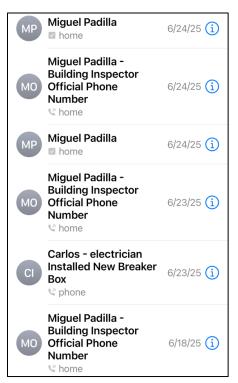


Original layout



Current State (per approved plan)

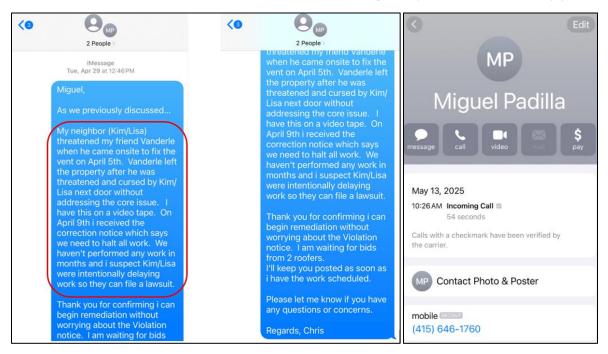
# Exhibit 6 Evidence June 24th Work was Approved by Building Department



#### **Photo of Notice Posted**



### Exhibit 7 Evidence Vent Remediation During Stop Work Order Approved



#### Exhibit 8 Final DBI Inspection Approval – Rooftop Exhaust

This is the Rooftop Exhaust Complaint (#202535004)





Please refer to the "stop\_work.MP4" video which shows Appellants stopped our remediation work on April 5<sup>th</sup>.

## Exhibit 9 Vent Location Evidence Before / After Mitigating Complaint

This photo shows the original location of the vent.

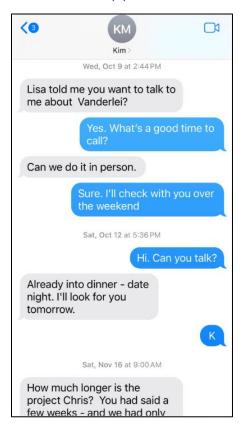
It also shows the Appelants have at least one vent less than 36" from my property line:

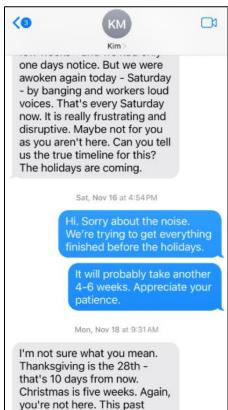


This shows the location of the new vent which is in compliance:

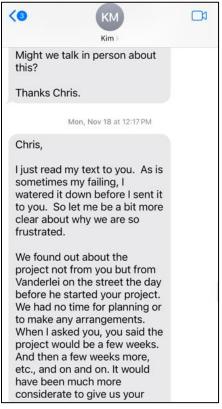


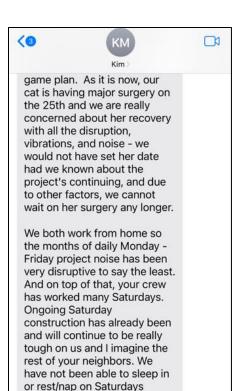
#### Exhibit 10 Appellant's Demanding and Insulting Text Messages



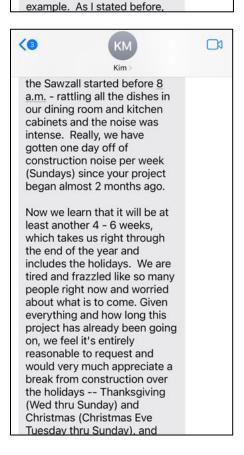


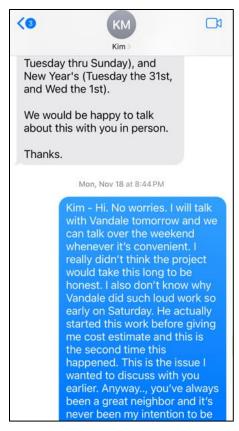




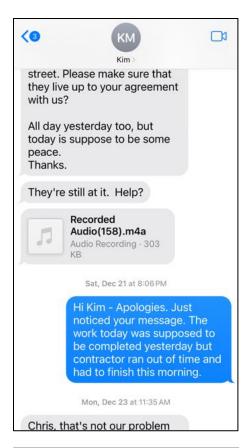


because of the noise. This past Saturday was a good





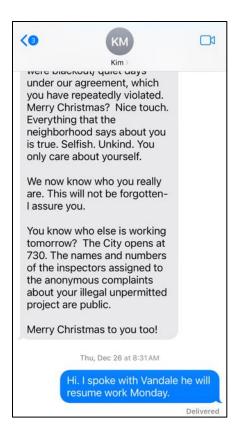




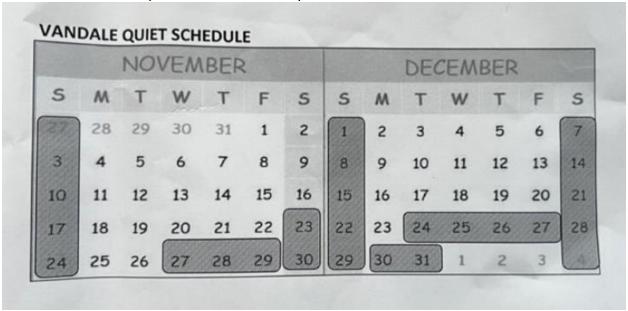








Work schedule Kim required with blackout days for no work:





Outlook

Re: Sending this via email as you're ignoring my texts.

From Chris Rodehau <cirodehau@hotmail.com>

Date Thu 12/26/2024 6:41 AM

Kimon Manolius <kimon.manolius@gmail.com>

Kim,

Hi. I'm sorry you feel disrespected. I was not trying to provoke you when my last message was sent informing you that Vandale assured me that he will be working Thu/Fri/Sat with little noise. It feels like no matter what I do you will not be happy. Please bear in mind that construction is legally permitted 7 days a week (including holidays) from 7am - 8pm.

https://www.sf.gov/information/what-expect-during-construction-your-neighborhood

I've tried to be a good neighbor and address your noise concerns. I asked Vandale to respect your request, and gave him the same calendar and instructions we discussed! I also asked you to contact Vandale directly and told him I don't want problems, so he knows if you call, any issues should be addressed immediately. I'm stuck in the middle with you complaining and Vandale telling me a different story. I apologize for the delayed response at times, but it's impossible for me to respond to you immediately when I'm driving or working. Besides, I don't know how to handle some of your messages and need time to digest some of the things your telling me, so I have to pause before responding.

The project is nearing completion. I'd like to salvage our relationship and maintain a cordial relationship. Please call Vandale directly if you have any complaints about the upcoming blackout dates. I told him to respect your complaints and this is the simplest solution. I hope we can turn this thing around so we can both be respectful and live in peace.

Best wishes, Chris

PS. I don't want to make things worse, so if you still want to meet let me known best time.

From: Kimon Manolius <kimon.manolius@gmail.com>

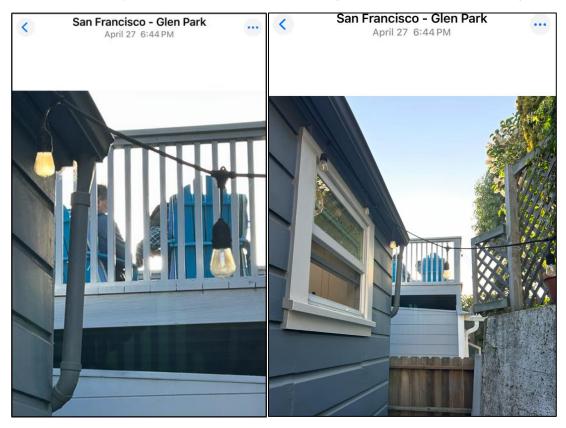
Sent: Tuesday, December 24, 2024 9:00 AM To: Chris Rodehau <cjrodehau@hotmail.com>

Subject: Sending this via email as you're ignoring my texts.

The banging has started again this morning - work started before 8 am. We can hear it in all areas of our house. Just thought I'd keep you apprised. It's Christmas Eve Chris. Are you having a quiet morning? How nice for you.

It's become clear to us what your word means. Not much.

Exhibit 11 Impact of Secondhand Marijuana Smoke from Adjacent Property



Note: The photos are submitted solely to support the Respondent's claim of persistent secondhand smoke exposure and its effects.

## Exhibit 12 Roofing Work Performed with a Permit-Roof was NOT Raised

### **Permit Details Report** Report Date: 7/22/2025 6:50:29 AM 202406184804 Application Number: Form Number: Address(es): 6746 /008 /0 14 WILDER RE-ROOFING: REMOVE AND REPLACE ROOFING MATERIAL / EXISTING ROOFING MATERIAL Description: \$10,000.00 Cost: Occupancy Code: R-3 **Building Use:** 28 - 2 FAMILY DWELLING Disposition / Stage: Action Date Stage 6/18/2024 TRIAGE 6/18/2024 FILING 6/18/2024 FILED ELECTRONICALLY FILED 6/18/2024 ISSUED ELECTRONICALLY ISSUED 7/5/2024 COMPLETE 6157793 Final Inspection/Approved Contact Details: Contractor Details: License Number: 1076767 SHIMON SHEMI ELMADAWI Name: APOLLO BUILDING & ROOFING GROUP INC. Company Name: 1515 OAKLAND BLVD \* WALNUT CREEK CA 94596-0000 Address: Phone: Addenda Details: Description: Station Rev# Arrive Start In Hold Out Hold Finish Checked By Review Result 6/18/24 6/18/24 6/18/24 ONLINEPROD Approved **BLDG** 6/18/24 6/18/24 6/18/24 ONLINEPROD Administrative This permit has been issued. For information pertaining to this permit, please call 628-652-3450. Appointments: Appointment AM/PM Appointment Date Appointment Code Appointment Type Inspections: **Activity Date** Inspector Inspection Description 7/5/2024 Braulio Tienda FINAL INSPECT/APPRVD FINAL INSPECT/APPRVD

### Exhibit 13 Building Department Meetings and Discussions

Date	Description
01/17/25	Permit was pulled for our remodel.
01/31/25	Correction Notice was issued by Miguel Padilla requesting plans for the full scope of work with layout changes.
	Architectural Drawings by Vince Ammirato were presented and rejected. Building department requested new drawings and structural engineering drawings.
04/14/25	ProStruct Engineering hired to produce structural engineering diagrams
	Axis Terra Design engaged to product architectural drawings for submission to Building Department with Structual Engineering Diagrams due by 5/9/25.
	Axis Terra Design submitted all drawings electronically.
06/12/25	Building Department approved plans.

Two companies were hired to provide help produce professional drawings and structural designs for Building Department Approval:

### **ProStruct Engineering**

450 Fulsom Street #1502 San Francisco, CA 94105 844-750-0773

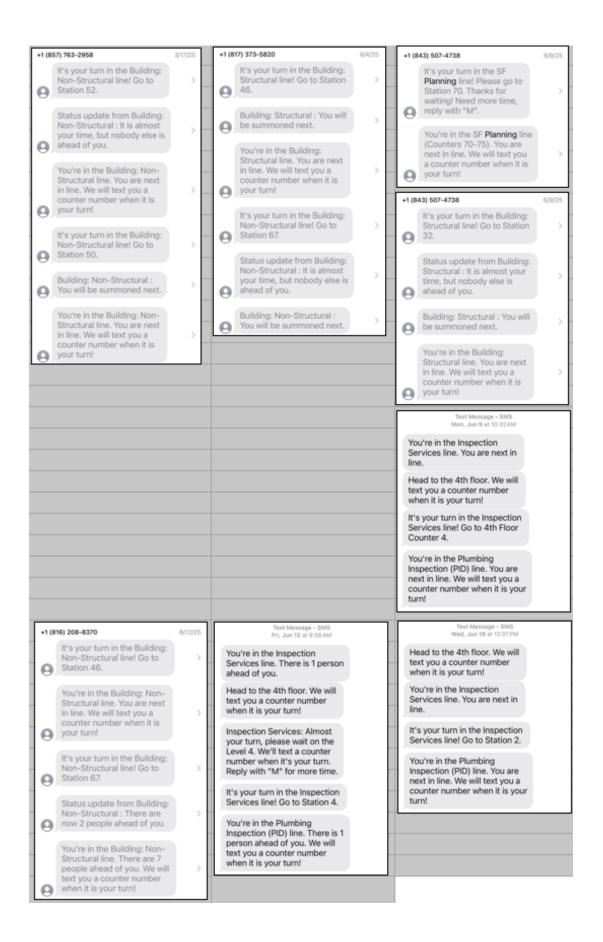
### **Axis Terra Design**

22693 Hesperian Blvd, Suite 205 Hayward, CA 94541 408-840-2700

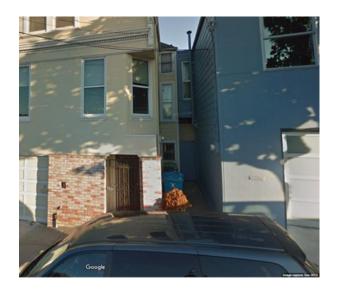
I met with the building department with the structural diagrams provided by ProStruct Engineering at least 4 times to before the final plans were approved.

Building Department Meetings 03/17/25 06/04/25 06/09/25 06/12/25 06/13/25 06/18/25

These text messages show all the dates we engaged the Building Department to pull the final permits.



# Exhibit 14 Appellant Hired Same Contractor to Perform Un-Permitted Work



Before

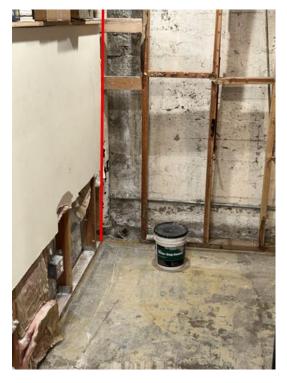


After painting and installing Lights (circled)



Note: these photos are submitted solely to the board for their reference.

Exhibit 15 Water Damage Appellant Un-Permitted Work Caused





New retaining wall is < 3' from the corner (red line).

## Exhibit 16 Video Evidence: Hostile Conduct Involving Garbage

This exhibit includes video documentation of an incident in which Appellant Mr. Kimon Manolius forcefully rammed his garbage bin into ours.

Please reference "Exhibit 16 - garbage can.MP4"

Note: The included video is submitted solely for administrative review.

# Exhibit 16 - garbage can

This is a link to the video.

 $https://1drv.ms/v/c/ce7af5563fc13d5f/Ec\_sXX2UYItIsxBdgAJA\_NABUb3aFVHUpruSneQj6owi-Qaller for the control of t$ 

### Exhibit 17 Confirmation of No Planning Review Needed



49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

### **BOARD OF APPEALS BRIEF**

**HEARING DATE: July 30, 2025** 

July 23, 2025

Appeal Nos.: 25-024 Project Address: 14 Wilder Street

Block/Lot: 6746/008

Zoning District: RH-2 (Residential-House, Two Family)

Central Neighborhoods Large Residence Special Use District

Height District:

Natalia Fossi, Deputy Zoning Administrator - (628) 652-7306 Staff Contact:

natalia.fossi@sfgov.org

### Introduction

The scope of Building Permit (BP) No. 202503172402 is an interior remodel of the existing single $family\ home\ to\ comply\ with\ Department\ of\ Building\ Inspection's\ Notice\ of\ Violation\ No.\ 202536257.$ Specifically, the work includes reconfiguration of walls on the second floor and replacement of kitchen cabinets.

Pursuant to DBI Information Sheet No. 6-20, a residential interior remodel without any exterior work or change in dwelling unit count does not require review by the Planning Department. The permit holder filed an application with the Planning Department for this scope on May 12, 2025, and was  $informed\ that\ Planning's\ review\ is\ not\ required.\ Therefore,\ the\ application\ was\ with drawn.\ Subsequently,$ the Planning Department reviewed this permit on June 9, 2025, and correctly determined that Planning Department's review is not applicable.

中文詢問請電

Para información en Español llamar al Para sa impormasyon sa Tagalog tumawag sa 628.652.7550

14 Wilder Street - Board of Appeals Brief

Appeal No. 25-024 Hearing Date: July 30, 2025

### Conclusion

Based on the reasons outlined above, there is no indication that BP No. 202503172402 is

inconsistent with the Planning Code.

cc: Kimon Manolius and Lisa Manolius (Appellant)

Ellis Raskin (Attorney for Appellant)

Christopher Rodehau (Permit Holder)

Joe Ospital (Department of Building Inspection)

Kevin Birmingham (Department of Building Inspection)



2

# stop work

This is a link to the video.

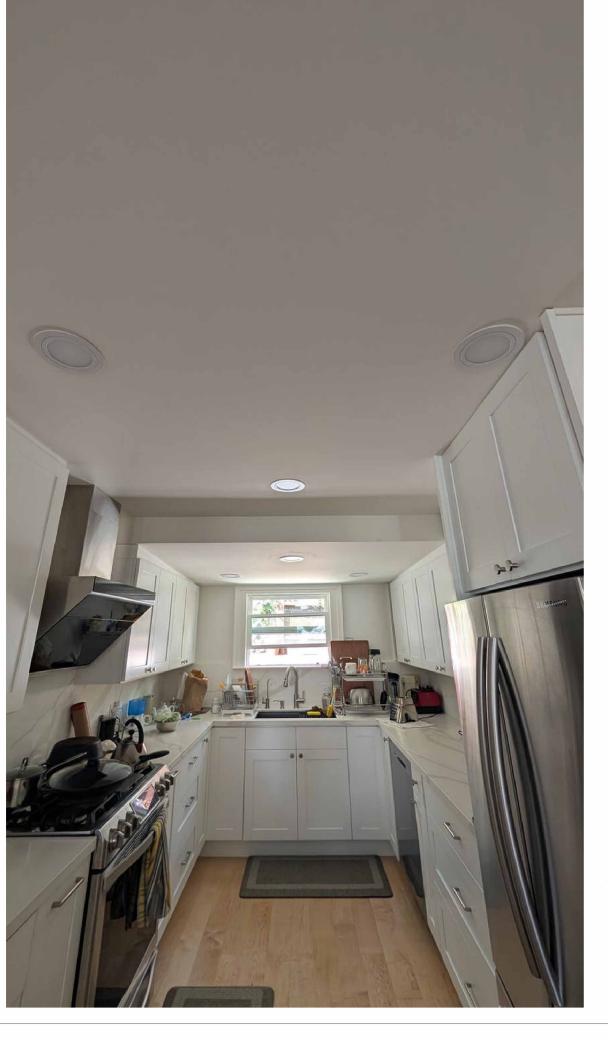
 $https://1drv.ms/v/c/ce7af5563fc13d5f/EZYA1EFAnPhHov9anx\_7c0UB4jycySKcYVEJZtKoG-7Xog$ 

# CHRIS RODEHAU SINGLE FAMILY HOUSE LEGALIZATION 14 WILDER ST SAN FRANCISCO CA 94131

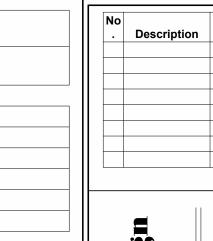


# OWNER: CHRIS RODEHAU CONTACT: + (415) 404-1836 EMAIL: cjrodehau@hotmail.com





	- DRAWING LIST				
Sheet					
Number Sheet Name					
	·				
A-0 COVER SHEET					
A-0.1	NOTICE OF VIOLATION				
A-1	SITE & ROOF PLANS				
A-2	EXISTING FIRST & SECOND FLOOR PLAN				
A-3	DEMO & PROPOSED SECOND FLOOR PLAN				
A-4	SECOND FLOOR ELECTRICAL PLAN				



# ABBREVIATIONS:

RWL. DS S/GD SH. ENC. T.C UON. TYP. VGDF WMP WD WDW RM W.W.F GYP. BD CEM. PL H.B M/C MTL GLV GSM N.I.C	RAIN WATER LEADER DOWNSPOT SINK WITH GARBAGE DISPOSAL SHOWER ENCLOSURE TIME CLOCK UNLESS OTHERWISE NOTED TYPICAL VERTICAL GRAIN DOUGLESS FIR WATERPROOF MEMBRANE WOOD WINDOW ROOM WOVEN WIRE FABRIC GYPSUM BOARD CEMENT PLASTER HOSE BIB MEDICAL CABINET METAL GALVANIZED GALVANIZED SHEET METAL NOT IN CONTRACT WALK-IN CLOSET	O.F.S I.O.S O.C CL PL P.T. FL F.F.E FF PR R/A REFR. R/O MICR. EX CLG BLDG DWG JST BM HDR INSUL	OUT SIDE FACE OF SINSIDE FACE OF STUION CENTER CENTER LINE PLATE LINE PRESSURE TREATED FLOOR FLOOR FINISH ELEVA FINISH FLOOR PAIR RETURN AIR REFRIGERATOR RANGE OVEN MICROWAVE EXISTING CEILING BUILDING DRAWING JOIST BEAM HEADER INSULATION
		BOTT	BOTTOM

# **SCOPE OF WORK:**

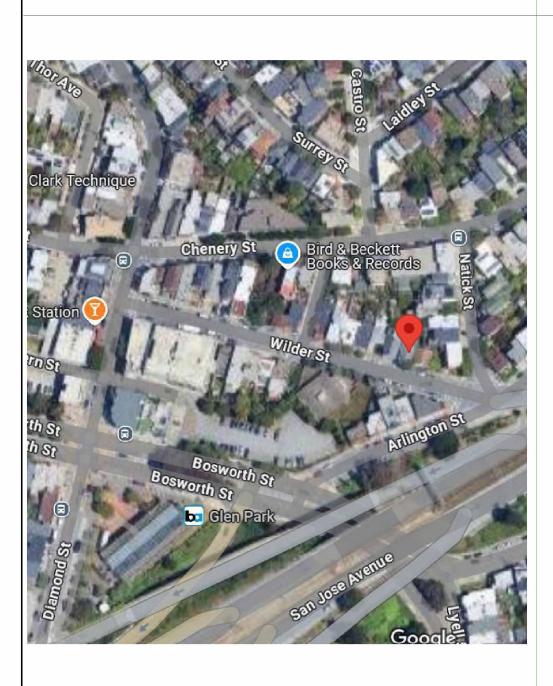
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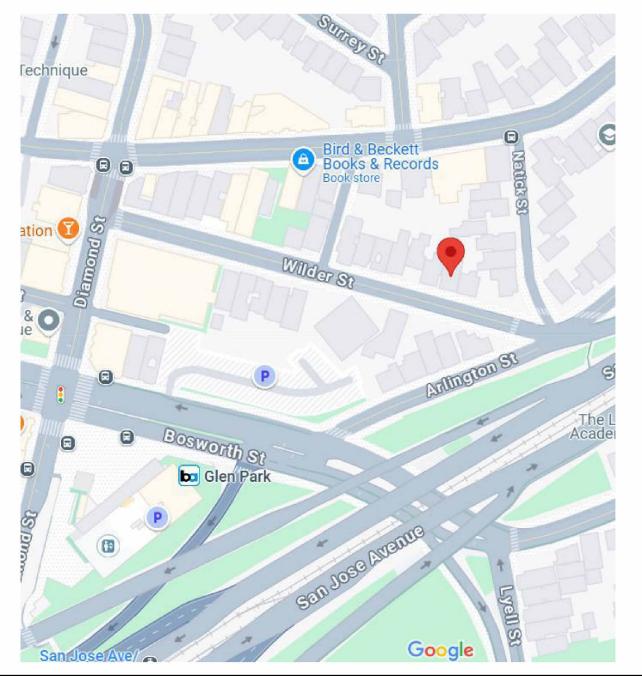
THE LIVING ROOM AND THE KITCHEN

2.REPLACING CABINETS IN THE KITCHEN

# **GOOGLE MAP**



# VICINITY MAP



# > PROJECT DATA :

APN: 6746 008

FLOOR AREA TABLE:

LOT SIZE:

**()** EXISTING LIVABLE AREA:

PARKING SPACES: 1 ENCLOSED **ZONING: RH-2 TYPE OF CONSTRUCTION: 5B** OCCUPANCY GROUP: R3 & U NO OF STORIES: 2

**APPLICABLE CODES: 2022 CRC, 2022 CBC, 2022 CMC, 2022 CPC,** SAN FRANCISCO CITY ORDINANCES AND MUNICIPAL CODE ZONING REGULATIONS, TITLE 14 CALIFORNIA CODE OF REGULATIONS.

1.LEGALIZING REMOVING THE WALL BETWEEN

3.REPLACING CEILING LIGHTS, SHEETROCK, **FLOORING AND DOORS** 

4.ADDING CHARGING POINTS IN THE HOUSE.



Checked by A-0

		3
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Maria And Children was the		
	TICE OF VIOLATION of the San Francisco Municipal Codes Regarding Unstandard or Noncomplying Structure or Land or Occ	safe,
DEPARTMENT OF BUILDIN  City and County of San Francisco 49 South Van Ness Av Suite#400 San Francisco, CA 94103	G INSPECTION  SECOND NOTICE  OTHER:	COMPLAINT NUMBER
ADDRESS	14 Wilder AVE	DATE 4/9/2025
OCCUPANCY/USE CONST. TYPE	R-3	STORIES 2 BASEMENT
If checked, this information is based upon site will be issued.  OWNER / AGENT:	e-observation only. Further research may indicate that legal u	
MAILING ADDRESS:	CITY	PHONE#: ZIP
PERSON CONTACTED @ SITE	VIOLATION DESCRIPTION	PHONE#:
WORK WITHOUT PERMIT (SFBC	103.A);	
☐ EXPIRED PERMIT (SFBC 106A.4.4  ☐ UNSAFE BUILDING (SFBC 102);		PA#: SFBC 103.A
Site visit correction notice was	issued on 1/31/25, kitchen has been remodeled, new een made, sheetrock and isulation have been remove	kitchen exhaust
throughtout wihout the benefit to be inspected.	of a permit and inspections. Electrical and plumbing	will also need
MONTHLY MONITORING FEE Section		
Bo - Ballaning Code HC - Housing C	ode PC - Plumbing Code [EC - Electrical Cod CORRECTIVE ACTION:	e] MC – Mechanical Code
STOP ALL WORK	SFBC 104.2.4	
FILE BUILDING PERMIT APPLICATION WITHIN OBTAIN PERMIT WITHIN 30 DAYS AN	С, тор, от техно	ice Must Accompany the Permit Application.  LUDING FINAL INSPECTION AND SIGNOFF.
CORRECTION VIOLATIONS WITHIN	DAYS. IN NO PERMIT REQUIRED.  S) DATED, THEREFORE THIS DEPT. HA	
FAILURE TO COMPLY WITH THIS NOTICE WI	LL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE RE	VERSE SIDE FOR ADDITIONAL WARNING
D, PID and all required inspections to aba	ate notice of violation.	
VESTIGATION FEE OR OTHER FEE WILL  ☐9x Fee (Work w/o Permit after 9/1/60)	<ul> <li>APPLY See reverse side for further explanatio</li> <li>× 2x Fee (Work Exceeding Scope of Permit)</li> </ul>	n
	spection Fee\$ No penalty (Work w/o pe	
PPROX. DATE OF WORK W/O PERMIT1	VALUE OF WORK PERFORMED W	/O PERMITS120,000
	FOR, DEPARTMENT OF BUILDING II	NSPECTION Building Inspection Division
CONTACT INSPECTOR MIGUEL PADILLA (Inspector – Print Name)		9 S. Van Ness Av. Suite# 400 (628) 652-3450 Housing Inspection Division
PHONE # (628)-652 3618		9 S. Van Ness Av. Suite# 400 (628) 652-3700 Electrical Inspection Division
	TRICT # 16	9 S. Van Ness Av. Suite# 400 (628) 652-3450 Plumbing Inspection Division 9 S. Van Ness Av. Suite# 400 (628) 652-3450
CC: DCP * EID * PID *BID D HIS D CED	LICECTO DAD LISEFUL DELL'AREC	Code Enforcement Division 9 S. Van Ness Av. Suite# 400 (628) 652-3430
9003 05 (Rev. 5/96)		
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ob 62-107.5 and 106.4.7 investigation fe	es are charged for work begun or performed without permits o ppeals within 15 days of permit issuance, at 49 South Van Ne	r for Work exceeding the scope of permits. ss Ave., Suite 1475 (14 <sup>th</sup> Floor), (628) 652-1150
on fees may be appealed to the Board of Permit A		
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on fees may be appealed to the Board of Permit A		

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Contract Information (Include all)	14 WILDER STREET	
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Architect	Phone number 45. 404-1836	Public Works
Architect		Public Utilities Commission  Rublic Health
Attorney in fact   Owner   Office of Community Investment & Infrastructure   Office of Community Investment & Invest		
COMMERCIAL Project or application is for work in summercial speech   Yes   No Oato 3   Auditory   Continued   Cont		
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OWNER ARCHITECT  CONTRACTOR  ARCHITECT  ENGINEER  APPLICANT'S CERTIFICATION  III. The cost of the work to be done is \$100 or less.  () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and tall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  () III. The cost of the work to be done is \$100 or less.  (i) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation provisions of the Labor Code of California and tall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION	SEPARATE PERMITS ARE REQUIRED IF ANOMED IS A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.	Carrier
ARCHITECT  AGENT  CONTRACTOR  AGENT  ENGINEER  I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION  I further acknowledge that I understand that in the event that I should become subject to the worker's compensation laws of California.  Compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION  The compensation provisions of the volume that I understand that in the event that I should become subject to the worker's compensation laws of California.  I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)	
APPLICANT'S CERTIFICATION  ENGINEER  APPLICANT'S CERTIFICATION  Output  The performance of the work for which this permit is issued, I will employ a contractor who compiles with the work for which	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.	
APPLICANT'S CERTIFICATION  (a) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who compiles with the work for which	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT	I further acknowledge that I understand that is the worker's compensation laws of California.
ATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE with the Central Permit Burgau.	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT  CONTRACTOR  AGENT	I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT  GONTRACTOR  APPLICANT'S CERTIFICATION  HEREBY CERTIFY AND AGREE THAT IS A CONTRACTOR	I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  V. I certify as the owner (or the agent for the owner) that in the performance of the work for which
OFFICE COPY Signature of Applicant or Agent Date	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT  CONTRACTOR  REGINEER	I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  V. I certify as the owner (or the agent for the owner) that in the performance of the work for which

No		
	Description	Date

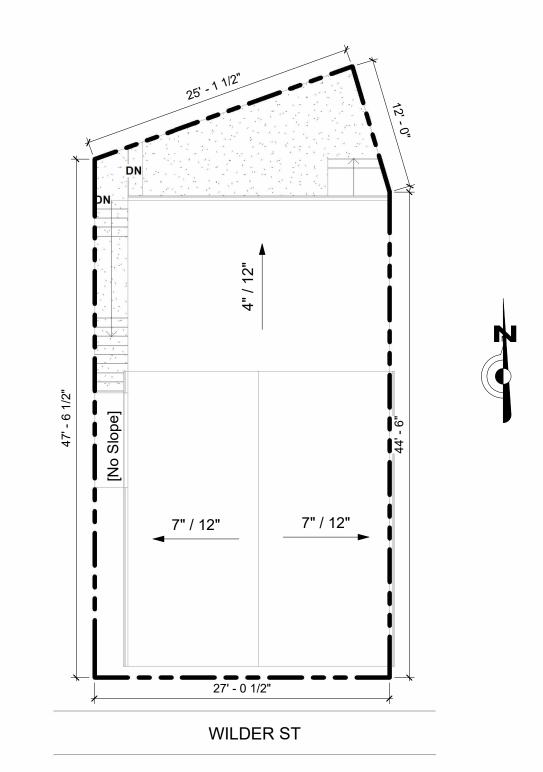
AxisTerra Studio Studio

NOTICE OF VIOLATION

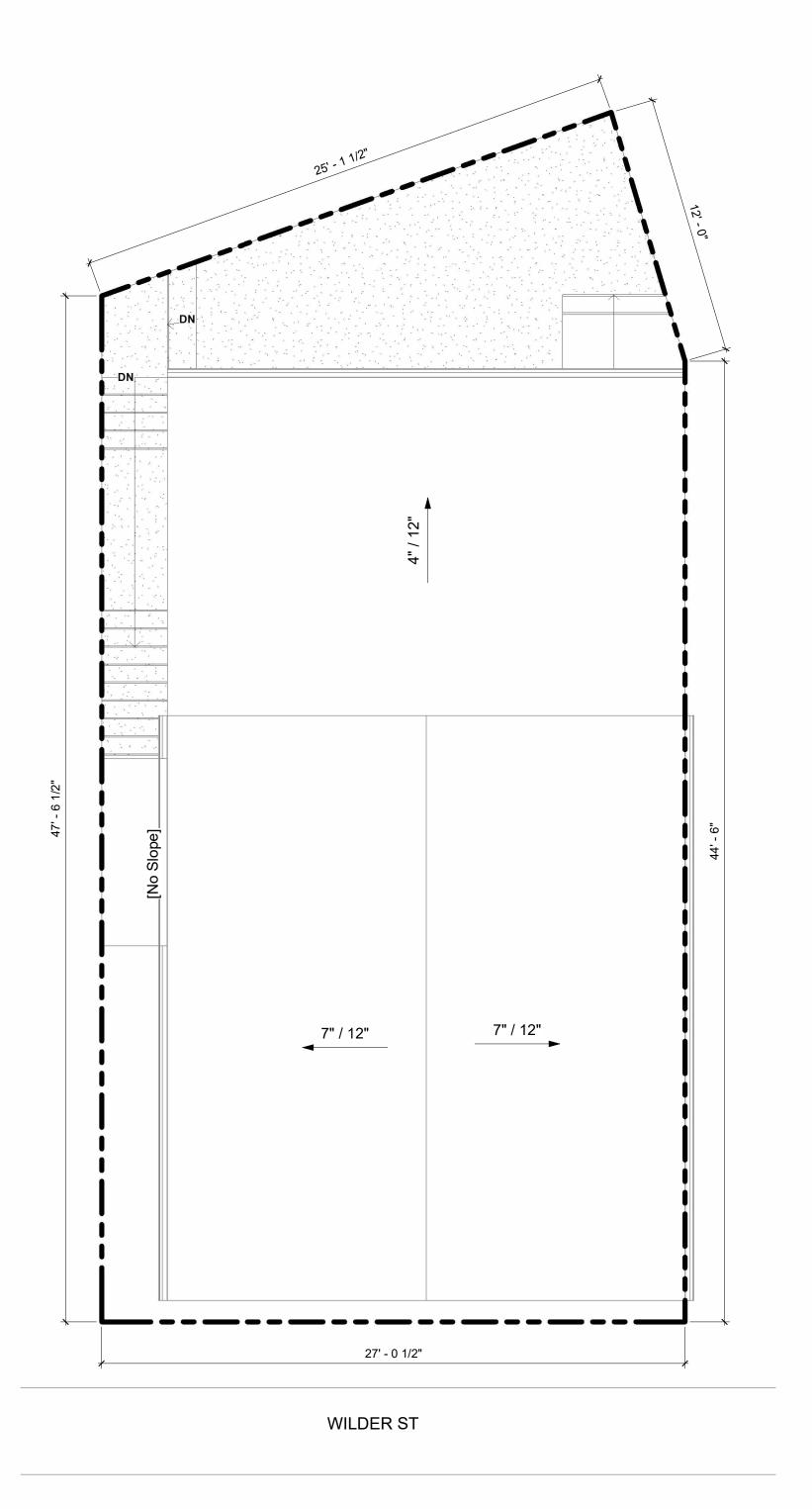


Project no: Date Drawn by B.Venkatesh
Checked by

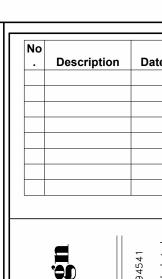
A-0.1 Scale As shown in sheet



1 Site 1/8" = 1'-0"



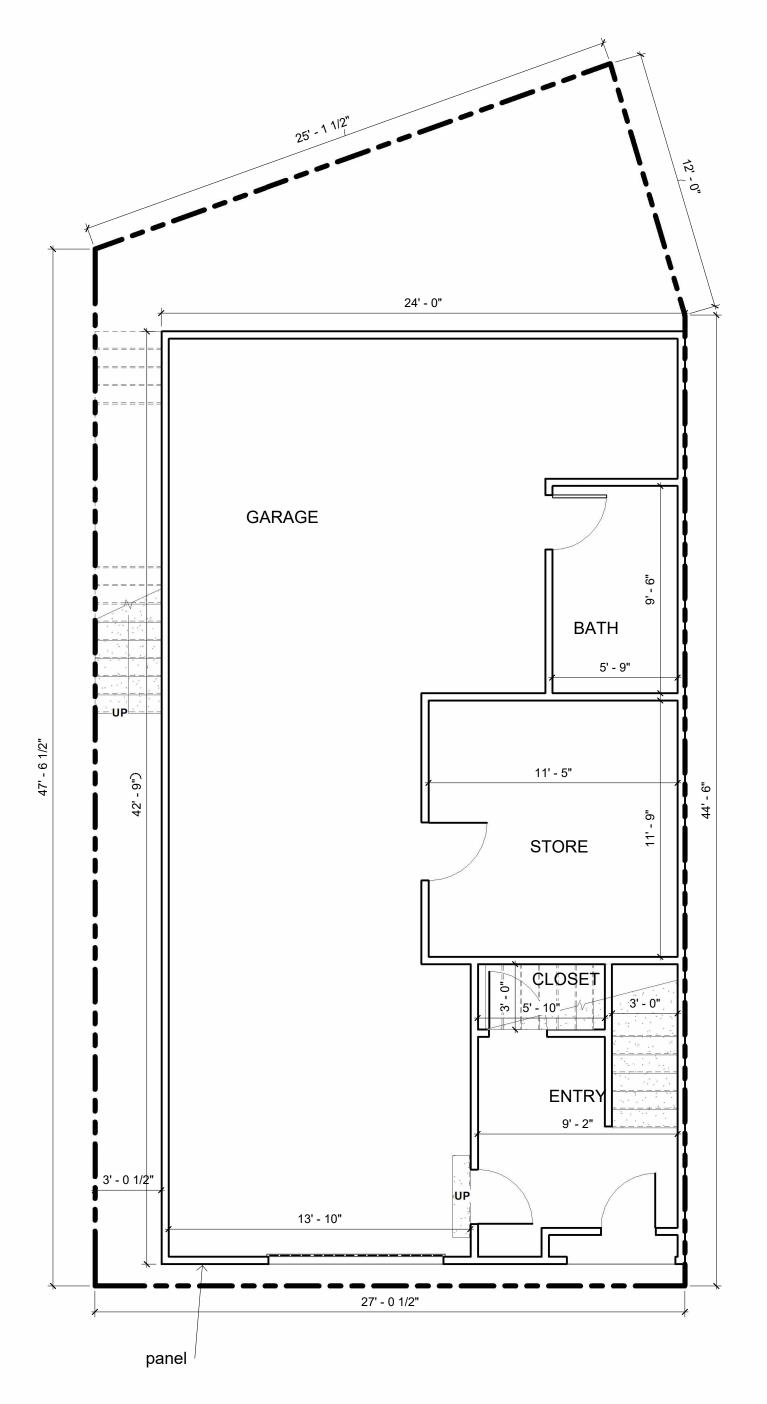
2 ROOF PLAN 1/4" = 1'-0"

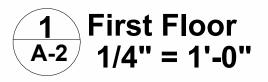


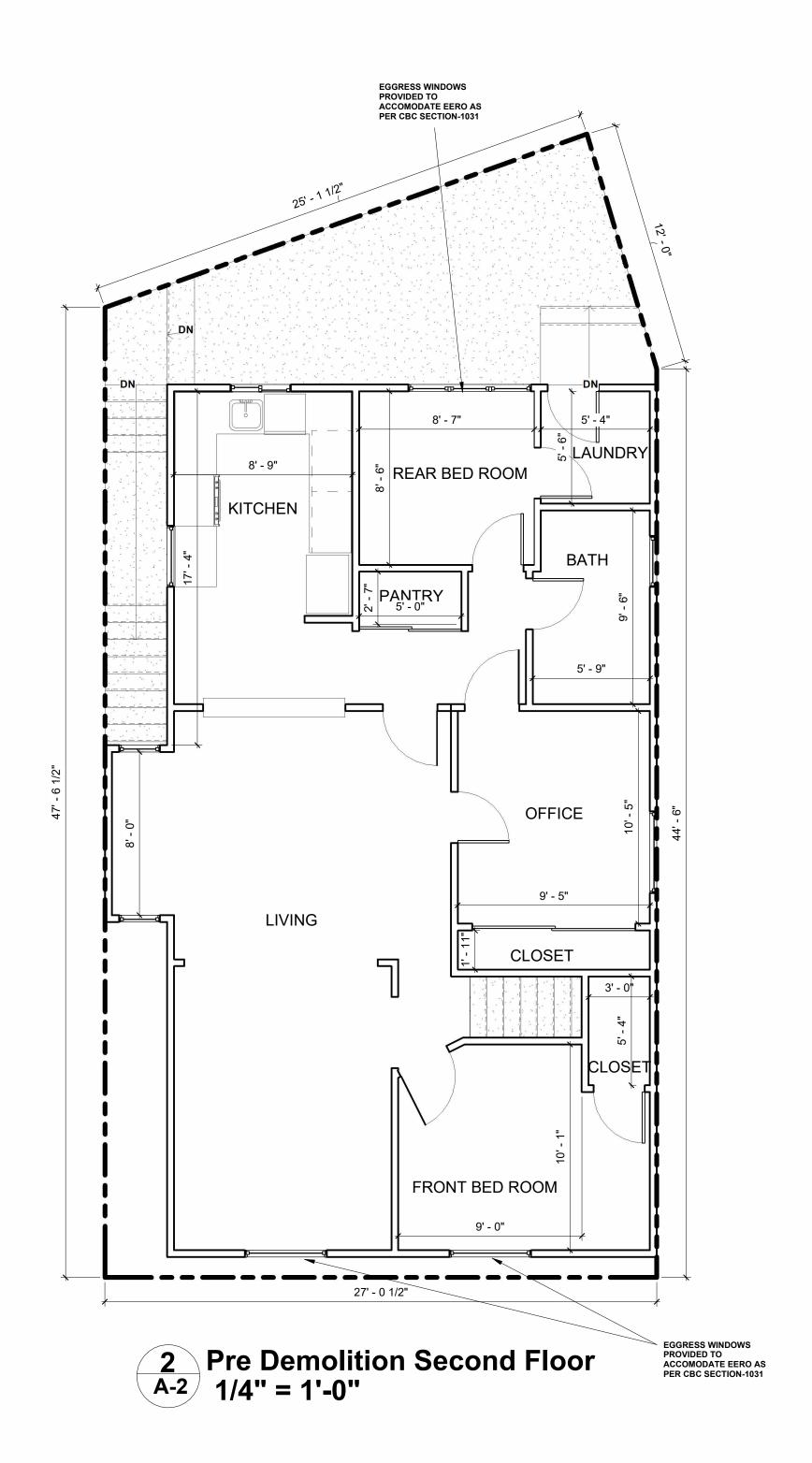


Project no: Date Drawn by B.Venkatesh
Checked by A-1

Scale As shown in sheet







FLOOR FIRST

THESE DRAWINGS ARE THE PROPERTY OF THE DESI
INDICATEDHEREON UNLESS PERMISSION IS GIVEN BY
SHALL HAVE PRECEDENCE OVER SCALED DIMENSION
VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
NOTIFIED OF ANY VARIATIONS FROM THE DIMENSION
BY THESE DRAWINGS.

EXISTING FIRST

RODEHAU RESIDENCE EGALIZATION



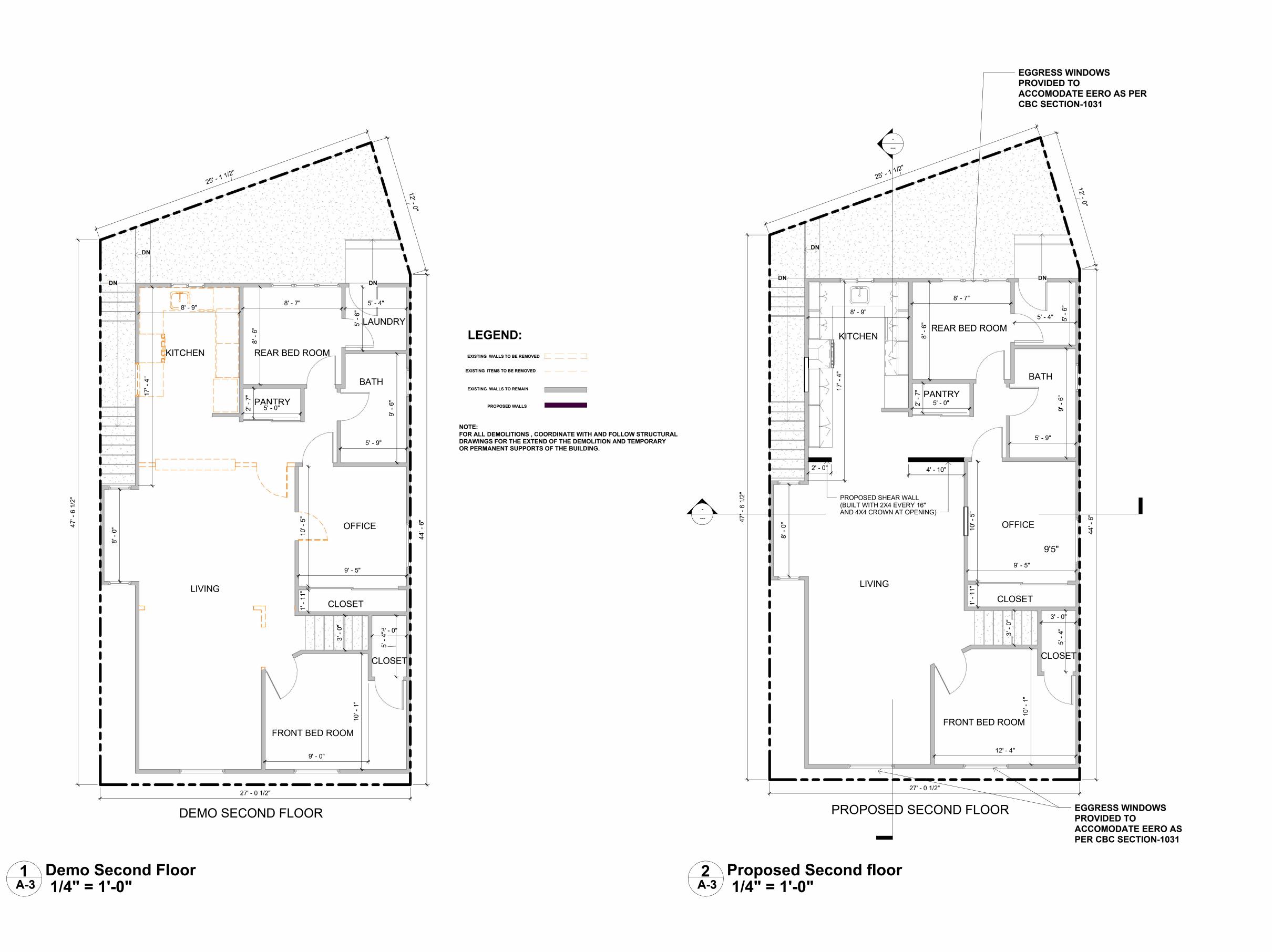
Project no:

Date

Drawn by B.Venkatesh

Checked by

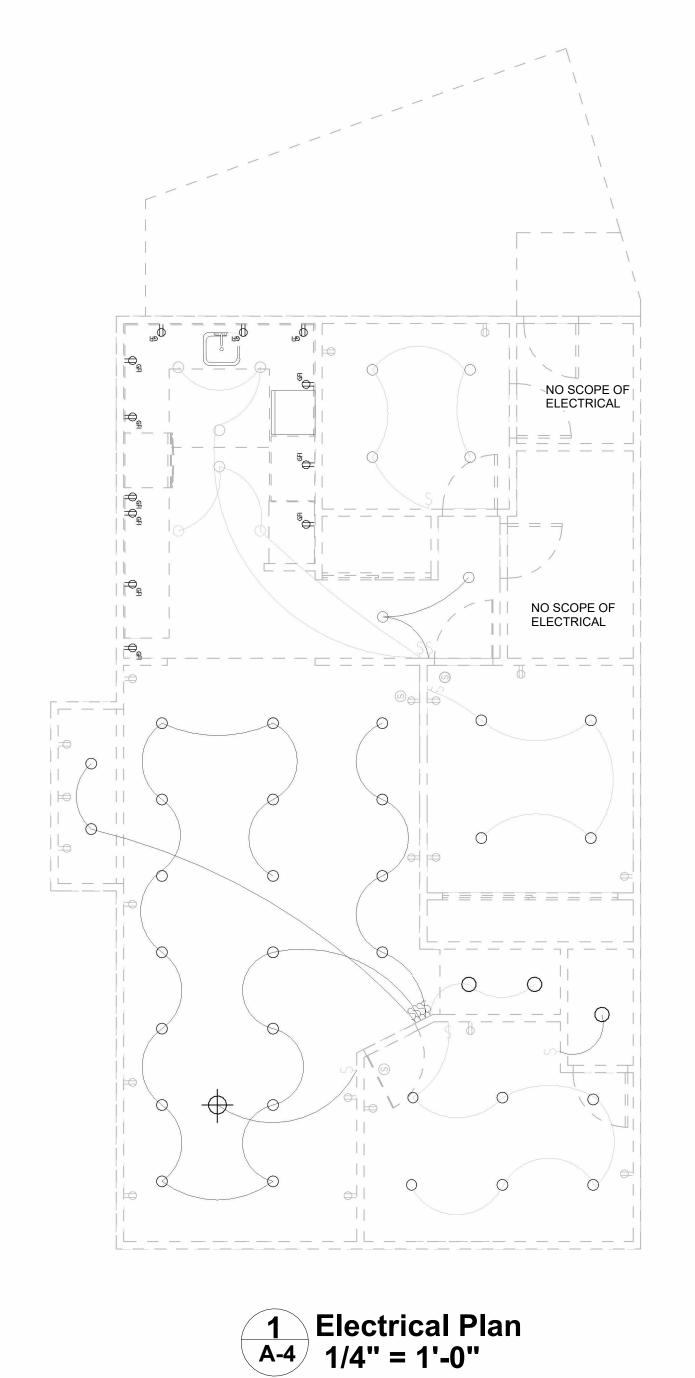
Scale As shown in sheet



Design

OR O. OND ОР PR

Project no: Drawn by B.Venkatesh Checked by **A-3** Scale As shown in sheet



## **ELECTRICAL LEGEND**

- RECESSED CAN LIGHT ( HIGH EFFICACY )

- + WALL SURFACE MOUNTED LIGHT
- □ DUPLEX OUTLET (S) SMOKE DETECTOR
- © CARBON MONOXIDE DETECTOR

NOTE: HALF TONE ARE EXISTING

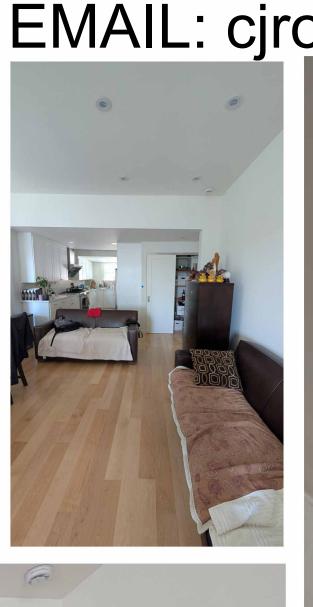


Drawn by B.Venkatesh

Checked by Scale As shown in sheet

# CHRIS RODEHAU SINGLE FAMILY HOUSE LEGALIZATION 14 WILDER ST SAN FRANCISCO CA 94131

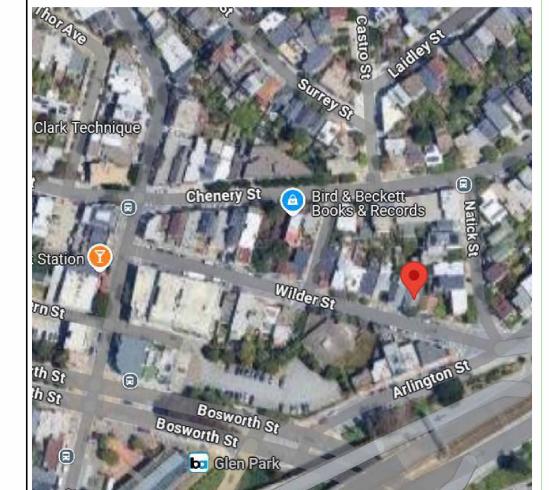




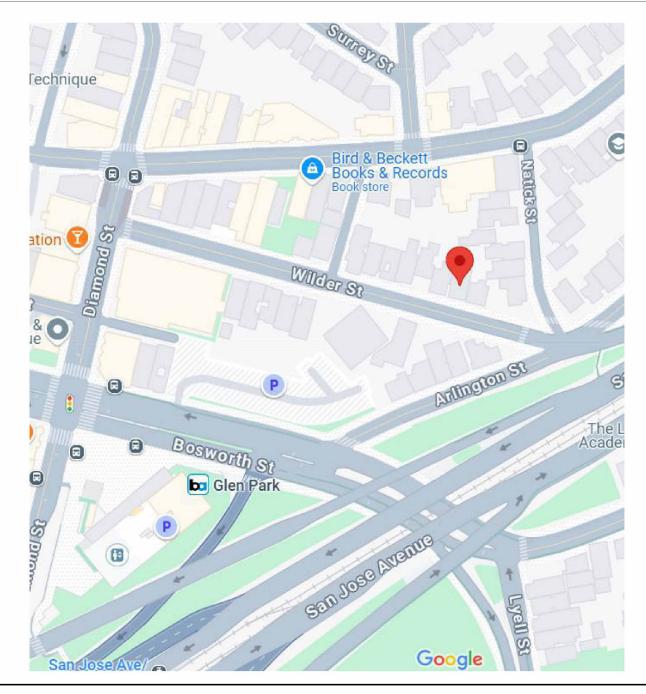


Sheet Number	Sheet Name			
A-0	COVER SHEET			
A-0.1	NOTICE OF VIOLATION			
A-1	SITE & ROOF PLANS			
A-2	EXISTING FIRST & SECOND FLOOR PLAN			
A-3	DEMO & PROPOSED SECOND FLOOR PLAN			
A-4	SECOND FLOOR ELECTRICAL PLAN			
A-5	ELEVATIONS-1			
A-6	LEVATIONS-2			
A-7	SECTIONS			
A-8	3D VIEWS			
A-9	CAL GREEN-1			
A-10	CAL GREEN-2			
A-11	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)			
A-12	BLUEPRINT FOR A CLEAN BAY			
S1.0	STRUCTURAL NOTES			
S2.0	FOUNDATION PLAN			
S3.0	2 FLOOR FRAMING PLAN			
S4.0	CEILING FRAMING PLAN			
S4.1	ROOF FRAMING PLAN			
SD1	STRUCTURAL DETAILS			

# **GOOGLE MAP**



# VICINITY MAP



# > PROJECT DATA :

APN: 6746 008

FLOOR AREA TABLE:

LOT SIZE:

**()** EXISTING LIVABLE AREA:

PARKING SPACES: 1 ENCLOSED **ZONING: RH-2 TYPE OF CONSTRUCTION: 5B** OCCUPANCY GROUP: R3 & U NO OF STORIES: 2

**APPLICABLE CODES: 2022 CRC, 2022 CBC, 2022 CMC, 2022 CPC,** SAN FRANCISCO CITY ORDINANCES AND MUNICIPAL CODE ZONING REGULATIONS, TITLE 14 CALIFORNIA CODE OF REGULATIONS.

# ABBREVIATIONS:

RWL. DS S/GD SH. ENC. T.C UON. TYP. VGDF WMP WD WDW RM W.W.F GYP. BD CEM. PL H.B M/C MTL GLV GSM N.I.C W.I.C	SHOWER ENCLOSURE TIME CLOCK UNLESS OTHERWISE NOTED TYPICAL VERTICAL GRAIN DOUGLESS FIR WATERPROOF MEMBRANE WOOD WINDOW ROOM WOVEN WIRE FABRIC GYPSUM BOARD	O.F.S I.O.S O.C CL PL P.T. FL F.F.E FF R/A REFR. R/O MICR. EX CLG BLDG DWG JST BM HDR INSUL BOTT	FINISH FLOOR PAIR RETURN AIR REFRIGERATOR RANGE OVEN MICROWAVE EXISTING CEILING BUILDING DRAWING JOIST BEAM HEADER INSULATION BOTTOM
		PNL	PANEL

# **SCOPE OF WORK:**

1,353 SQF

1150 SQF

1.LEGALIZING REMOVING THE WALL BETWEEN THE LIVING ROOM AND THE KITCHEN

2.REPLACING CABINETS IN THE KITCHEN

3.REPLACING CEILING LIGHTS, SHEETROCK, **FLOORING AND DOORS** 

4.ADDING CHARGING POINTS IN THE HOUSE.



Checked by A-0

		3
The boundary of the same of th	All the state of t	
Maria And Children was the		
	TICE OF VIOLATION of the San Francisco Municipal Codes Regarding Unstandard or Noncomplying Structure or Land or Occ	safe,
DEPARTMENT OF BUILDIN  City and County of San Francisco 49 South Van Ness Av Suite#400 San Francisco, CA 94103	G INSPECTION  SECOND NOTICE  OTHER:	COMPLAINT NUMBER
ADDRESS	14 Wilder AVE	DATE 4/9/2025
OCCUPANCY/USE CONST. TYPE	R-3	STORIES 2 BASEMENT
If checked, this information is based upon site will be issued.  OWNER / AGENT:	e-observation only. Further research may indicate that legal u	
MAILING ADDRESS:	CITY	PHONE#: ZIP
PERSON CONTACTED @ SITE	VIOLATION DESCRIPTION	PHONE#:
WORK WITHOUT PERMIT (SFBC	103.A);	
☐ EXPIRED PERMIT (SFBC 106A.4.4  ☐ UNSAFE BUILDING (SFBC 102);		PA#: SFBC 103.A
Site visit correction notice was	issued on 1/31/25, kitchen has been remodeled, new een made, sheetrock and isulation have been remove	kitchen exhaust
throughtout wihout the benefit to be inspected.	of a permit and inspections. Electrical and plumbing	will also need
MONTHLY MONITORING FEE Section		
Bo - Ballaning Code HC - Housing C	ode PC - Plumbing Code [EC - Electrical Cod CORRECTIVE ACTION:	e] MC – Mechanical Code
STOP ALL WORK	SFBC 104.2.4	
FILE BUILDING PERMIT APPLICATION WITHIN OBTAIN PERMIT WITHIN 30 DAYS AN	С, тор, от техно	ice Must Accompany the Permit Application.  LUDING FINAL INSPECTION AND SIGNOFF.
CORRECTION VIOLATIONS WITHIN	DAYS. IN NO PERMIT REQUIRED.  S) DATED, THEREFORE THIS DEPT. HA	
FAILURE TO COMPLY WITH THIS NOTICE WI	LL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE RE	VERSE SIDE FOR ADDITIONAL WARNING
D, PID and all required inspections to aba	ate notice of violation.	
VESTIGATION FEE OR OTHER FEE WILL  ☐9x Fee (Work w/o Permit after 9/1/60)	<ul> <li>APPLY See reverse side for further explanatio</li> <li>× 2x Fee (Work Exceeding Scope of Permit)</li> </ul>	n
	spection Fee\$ No penalty (Work w/o pe	
PPROX. DATE OF WORK W/O PERMIT1	VALUE OF WORK PERFORMED W	/O PERMITS120,000
	FOR, DEPARTMENT OF BUILDING II	NSPECTION Building Inspection Division
CONTACT INSPECTOR MIGUEL PADILLA (Inspector – Print Name)		9 S. Van Ness Av. Suite# 400 (628) 652-3450 Housing Inspection Division
PHONE # (628)-652 3618		9 S. Van Ness Av. Suite# 400 (628) 652-3700 Electrical Inspection Division
	TRICT # 16	9 S. Van Ness Av. Suite# 400 (628) 652-3450 Plumbing Inspection Division 9 S. Van Ness Av. Suite# 400 (628) 652-3450
CC: DCP * EID * PID *BID D HIS D CED	LICECTO DAD LISEFUL DELL'AREC	Code Enforcement Division 9 S. Van Ness Av. Suite# 400 (628) 652-3430
9003 05 (Rev. 5/96)		
Walland to Carpa in a		
ob 62-107.5 and 106.4.7 investigation fe	es are charged for work begun or performed without permits o ppeals within 15 days of permit issuance, at 49 South Van Ne	r for Work exceeding the scope of permits. ss Ave., Suite 1475 (14 <sup>th</sup> Floor), (628) 652-1150
on fees may be appealed to the Board of Permit A		
on fees may be appealed to the Board of Permit A		THE RESIDENCE OF THE PARTY OF T
on fees may be appealed to the Board of Permit A		

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY 8E APPEALED.    I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for which this permit is issued.    I have and will maintain a certificate of consent to self-insure for which this permit is issue	Destroy diduces	Center OTC Routing Rev.06.06.24
Contact Information (Include all)   Building No plans permit   Building Non-structural   Build	Project Address	Routing
Contract Information (Include all)	14 WILDER STREET	
Contract in formation (include all)   Buildings Announced   Buil	-3F, CA 91131	Building: No plans permit
Email actives: C PORTION CONTROLLED BY STATE BY STATE CONTROLLED BY STATE BY		Building: Non-structural Building: Structural
Applicant Role    Applicant Role   Applicant Role   Applicant Role   Anchitect   Lessage   Contractor   Pounds (Assessment)   Contractor   Pounds (Assessmen	First & last name CHRIS RODETIAL	
Architect	Email address & rosenaue not mult com	Fire
Architect	Phone number 45. 404-1836	Public Works
Architect		Public Utilities Commission  Rublic Health
Attorney in fact   Owner   Office of Community Investment & Infrastructure   Office of Community Investment & Invest		
COMMERCIAL Project or application is for work in summercial speech   Yes   No Oato 3   Auditory   Continued   Cont		
Commercial Project (arepresented to for seal is commercial quint)    Interested of locarring about:   Office of commercial projection   Office of commercial quinty   Office of commercial		Permit Processing 20VAI PP
Information desiration about   Content of the properties of the	Other	
Information desiration about   Content of the properties of the	Commercial Project (if application is for work in commercial space)	☐ Yes ☐ No Date: 3/17/25 pt Cut
PROPERTY CONTRACT   CONTRACTOR   CONTRACTO	Customer referred to	
UNDUSTRIES   PROPERTIES   PROPOSED ALTERATION   19 NO OF   19 NO	☐ Waiving permit fees (FYF) ☐ Accepted ☐ Declined	
ECONTRACTOR  OF STORES DE LOS SERVICIONES  OF STORES DE LOS SERVIC	BAN: LIN: FYF Eligible	K2   DWELLING
STORIES   STOR	DESCRIPTION OF BUILDING	AFTER PROPOSED ALTERATION
CREATER   CREA	5 STORIES OF 2 BASEMENTS / SPO	R3 DWELLING / UNITS:
TO PROPERTY OWNER   ADDRESS   ZP   EMAL   PHONE (FOR CONTACT BY DEFT.)	OR ALTERED? NO CONSTRUCTION? N	WORK TO BE WORK TO BE PERFORMED? NO PERFORMED?
THE WITTE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (DEFERENCE TO FLANS IS NOT SUPPORTED.)	MEI ARCONOMIC DE LA CONTRACTOR DE LA CON	PHONE CSLBNO. EXPIRATION DATE
ADDITIONAL INFORMATION  UNING ROOM  ADDITIONAL INFORMATION  OREATE AUTERATION OR OR OREATE AUTERATION OR OR OREATE AUTERATION OR O		FRONE (FOR SON MOT OF DEPT.)
ADDITIONAL INFORMATION  UNING ROOM  ADDITIONAL INFORMATION  OREATE AUTERATION OR OR OREATE AUTERATION OR OR OREATE AUTERATION OR O	(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERI	NCE TO PLANS IS NOT SUFFICIENT)
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(19) DOES THIS ATERATION CREATE ADDITIONAL HEADY NO CREATE ADDITIONAL HEADY		
CREATING AND DESIGNATION STORY OF SUCH AS SOLFT.  EXERCISION TO BUILDING?  SURFACE SUR	(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT YES (18) IF (17) IS YES, STATE NEW HEIGHT AT	(19) DOES THIS ALTERATION VES (20) IF (19) IS YES, STATE
REPAIRED OR ALTERED?  NO 36 PROPERTY LINE?  ADDRESS  GALIF CERTIFICATE NO.  GO COULPANOY?  NO 37 PROPERTY CONTROLLED CONT	OR STORY TO BUILDING? NO DESCRIPTION CENTER LINE OF FRONT  (21) WILL SIDEWALK OVER  VES (22) WILL BUILDING	EXTENSION TO BUILDING?  NO 25 FLOOR AREA  SQ. FT.  (23) ANY OTHER EXISTING BLDG.  YES (24) DOES THIS ALTERATION  YES (24) DOES THIS ALTERATION
(a) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY.  IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")  When the programment of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Duilding Code and San Francisco Housing Code.  No portion of building or structure or scarlfolding used during construction is to be closer than 6"0" to any wire containing more than 750 volts. See See 386. California Permit Code.  Pursuant to San Francisco Building Dode, the building permit shall be posted on the job. The owner is responsible for approxed jains and application being kept of building side.  Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approxed jains and application being kept of building side.  Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for application being kept of building side.  Since I shall be posted on the post of the City and County of San Francisco against all user distings, demands and actions. Generalises are not the against and application being kept of building side.  For interest to san Francisco Building Code, the building permit shall be posted on the job. The owner is same to the compensation of San Francisco gapative of the City and County of San Francisco, against all user distings, demands and actions. Genands and actions for damages were the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and County of San Francisco gapative of the City and C	REPAIRED OR ALTERED? NO SK PROPERTY LINE? NO  (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION C)	ON PLOT PLAN)  NO SC CONSTITUTE A CHANGE OF OCCUPANCY?  NO
IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.  No portion of building or structure or scaffolding used during construction is to be closer than 6°0" to any wire conflaining more than 750 volts. See See S6, California Penal Code.  Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being keyst at building site.  In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (?), witchever is applicable. If however item 70 is checked, them (iv) is checked, as well. Mark the appropriate lines are not the same as shown, revised drawings showing correct grade lines, cut and fills, and complete dealth of relating walls and well socialized must be checked as well. Mark the appropriate lines are not the same as shown, revised drawings showing correct grade lines, cut and fills, and complete dealth of relatings walls and well socialized must be checked as well. Mark the appropriate lines are not the same as shown, revised drawings showing correct grade lines, cut and fills, and complete dealth of relatings walls and well socialized must be checked as well. Mark the appropriate lines are not the same as shown, revised drawings showing correct grade lines, cut and fills, and complete dealth of relating walls and well socialized to the social stream of the control of the checked, them (iii), (iv), or (?), witchever is applicable. If however lime (v) is checked, them (vi) is checked, them (vi) is checked, them (vi) is checked, them (vi) is checked, the permit permit be lowered to consent to self-insure for the work for which this permit is issued.  In conformity with the provisions of Section 3700 of th	(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY.	ADDRESS
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sar Prancisco Building Code and San Francisco Housing Code.  No portion of building or structure or scaffolding used during construction is to be closer than 6"0" to any wire confishing more than 750 volts. See Sec 385, California Penal Code.  Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.  Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade inseas are not be same as shown, revised drawings showing correct practices.  Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade inseas are not be same as shown, revised drawings showing correct practices.  Grade lines as alsown on drawings accompanying this application are assumed to be correct. If actual grade inseases are man as shown, revised drawings showing correct practices.  Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade inseases are man as shown, revised drawings showing correct practices.  Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade inseases are assumed to be correct. If actual grade inseases are decisions of the labor Code, it the state of California, the applicant shall have worker's compensation on average under (1) or (1) designated below, or shall indicate time (IV), IVI), or (V).  In a proposal to the capture of the c	None	NOTICE TO ADDITION
assume the defense of the City and County of San Francisco, and to sasume to San Francisco against all such claims, demands or actions.  Pursuant to San Francisco Building Code, the building permit shell be posted on the job. The owner is responsible for approved plans and application being kept at building site.  Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and filts, and complete details of relating walls and well follotings walls as shown great submitted to this department for approval.  ANY STIPULATION REQUIRED HERBIN OR BY CODE MAY BE APPEALED.  BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT FOR THE WIRING AND PLUMBING MINUST BE OBTAINED.  PAPPOVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PERMIT SARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) (22) (22) (23) (23) (23) (24) (24) (24) (24) (24) (24) (24) (24	No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.	the City and County of San Francisco from and against any and all recommends and hold harmless
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and filts, and complete details of retaining waits and walf footings must be submitted to this department for approval.  ANY STIPILATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  BUILDING NOT TO BE OCCUPIED WITH CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT FOR COCUPANCY GRANTED, WHEN REQUIRED, WHEN REQUIRED, WHEN REQUIRED, WHEN REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) (13) (23) (24) (25) (25) (26) (26) (26) (26) (26) (26) (26) (26	Pursuant to San Francisco Building Code the hullding count to half the hullding count	assume the defense of the City and County of San Francisco against all such claims, demands or actions.
details of retaining walls and wall footings must be submitted to this department for approval.  ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR  PERMIT OF OCCUPANCY GRANTED, When REQUIRED.  APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR  PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  IN INSURABING INSURABLE BY A STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN INSURABLE BY A STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN INSURABLE BY A STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN INSURABLE BY A STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN INSURABLE BY A STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN INSURABLE BY A STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING PERMIT IS ISSUED.  IN IT IS NOT A BUILDING PERMIT IS UNTIL A BUILDING P	Grade lines as shown on drawings accompanying this application	whichever is applicable. If however item (i) or (ii) designated below, or shall indicate item (iii), (iV), or (V),
Labor Couple   Labor Code, for the performance of the work for which this permit is issued.	details of retaining walls and wall footings must be submitted to this department for approval.	
APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION  In law and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the permit is issued. My worker's compensation insurance, as required by Section 3700 of the Labor Code, for the permit is issued. In Insurance and will maintain worker's compensation insurance arrier and policy number.  [Action of the Labor Code of California an	BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.	( ) L. I have and will maintain a certificate of consent to self income for the control of the c
Carrier Policy Number	APPROVAL OF THIS APPLICATION POSE NOT CONCENTED TO	( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this person it is because it is a second to be section.
OWNER ARCHITECT  CONTRACTOR  ARCHITECT  ENGINEER  APPLICANT'S CERTIFICATION  III. The cost of the work to be done is \$100 or less.  () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and tall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  () III. The cost of the work to be done is \$100 or less.  (i) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation provisions of the Labor Code of California and tall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION	SEPARATE PERMITS ARE REQUIRED IF ANOMED IS A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.	Carrier
ARCHITECT  AGENT  CONTRACTOR  AGENT  ENGINEER  I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION  I further acknowledge that I understand that in the event that I should become subject to the worker's compensation laws of California.  Compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION  APPLICANT'S CERTIFICATION  The compensation provisions of the volume that I understand that in the event that I should become subject to the worker's compensation laws of California.  I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  APPLICANT'S CERTIFICATION	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)	
APPLICANT'S CERTIFICATION  ENGINEER  APPLICANT'S CERTIFICATION  Output  The performance of the work for which this permit is issued, I will employ a contractor who compiles with the work for which	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.	
APPLICANT'S CERTIFICATION  (a) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who compiles with the work for which	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT	I further acknowledge that I understand that is the worker's compensation laws of California.
ATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE with the Central Permit Burgau.	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT  CONTRACTOR  AGENT	I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT  GONTRACTOR  APPLICANT'S CERTIFICATION  HEREBY CERTIFY AND AGREE THAT IS A CONTRACTOR	I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  V. I certify as the owner (or the agent for the owner) that in the performance of the work for which
OFFICE COPY Signature of Applicant or Agent Date	SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  CHECK APPROPRIATE BOX  OWNER  ARCHITECT  CONTRACTOR  REGINEER	I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.  V. I certify as the owner (or the agent for the owner) that in the performance of the work for which

No		
	Description	Date

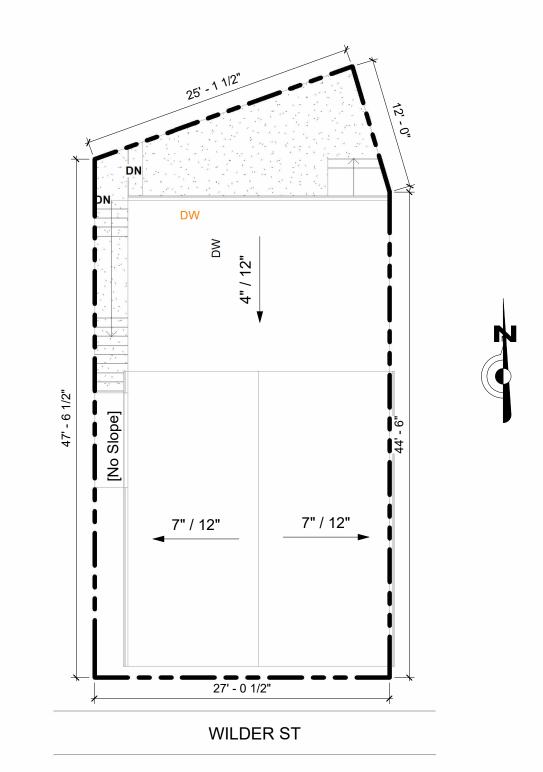
AxisTerra Studio Studio

NOTICE OF VIOLATION

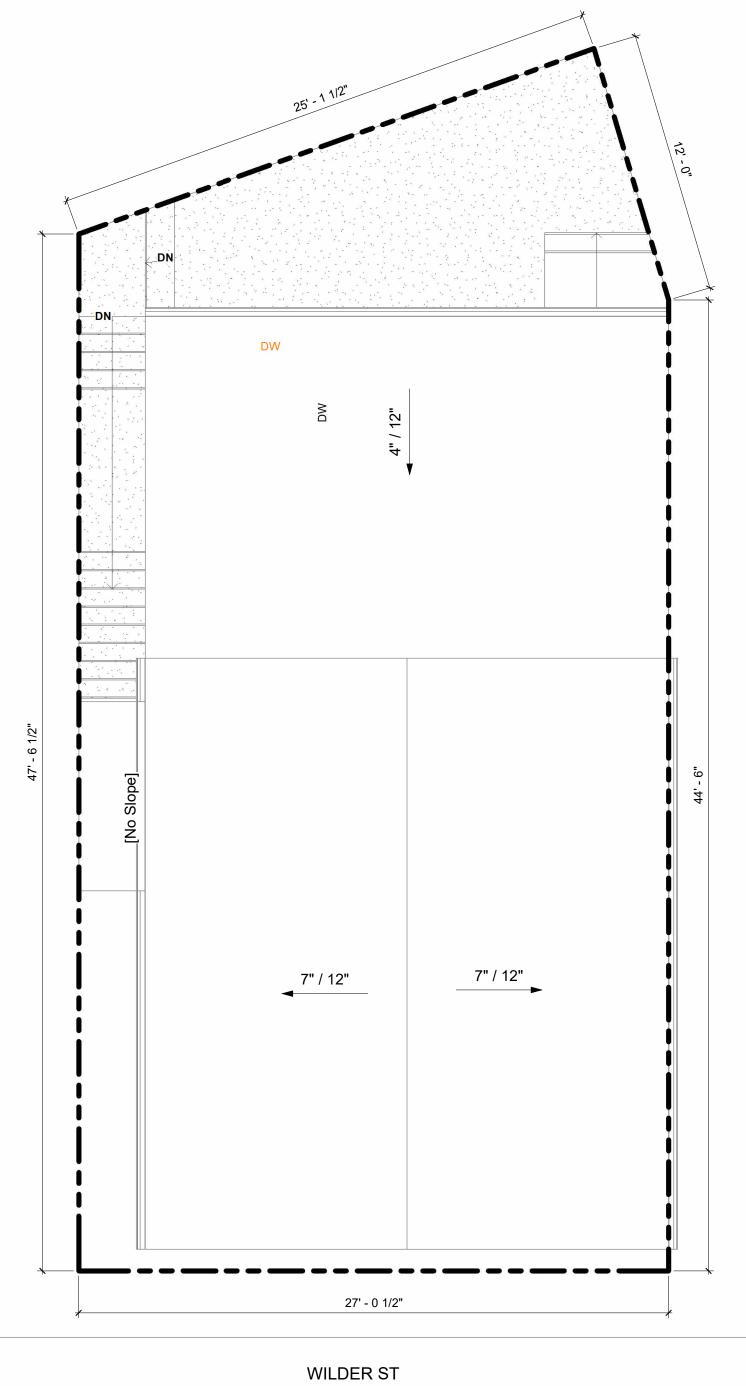


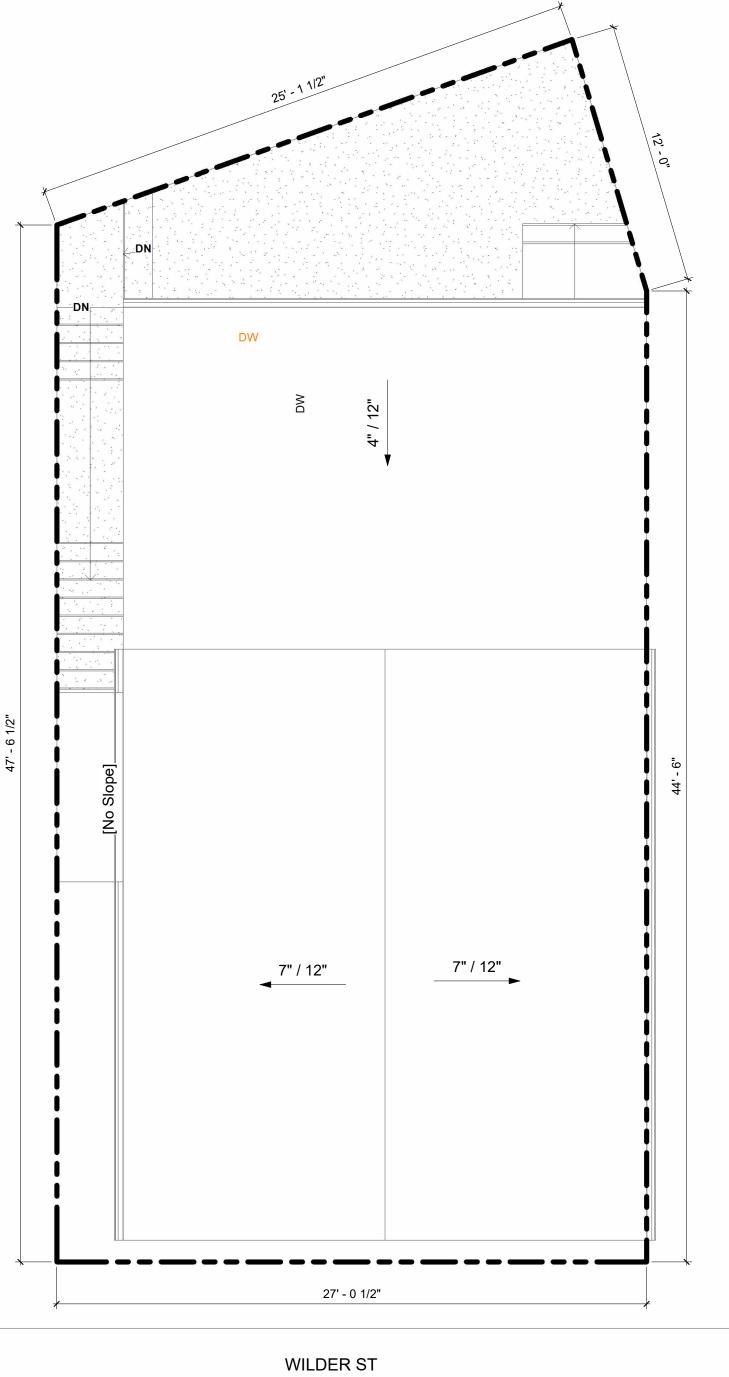
Project no: Date Drawn by B.Venkatesh
Checked by

A-0.1 Scale As shown in sheet



1 Site 1/8" = 1'-0"

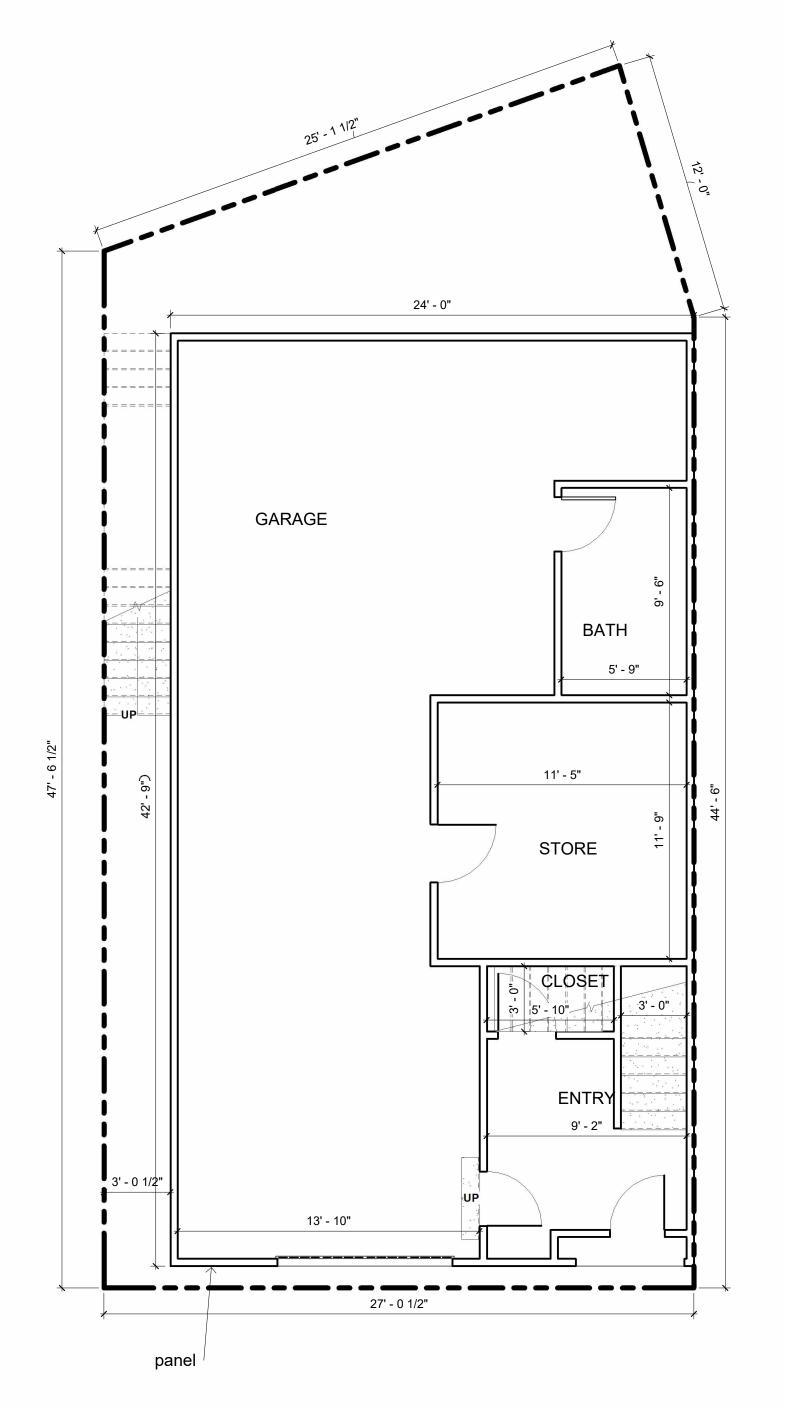




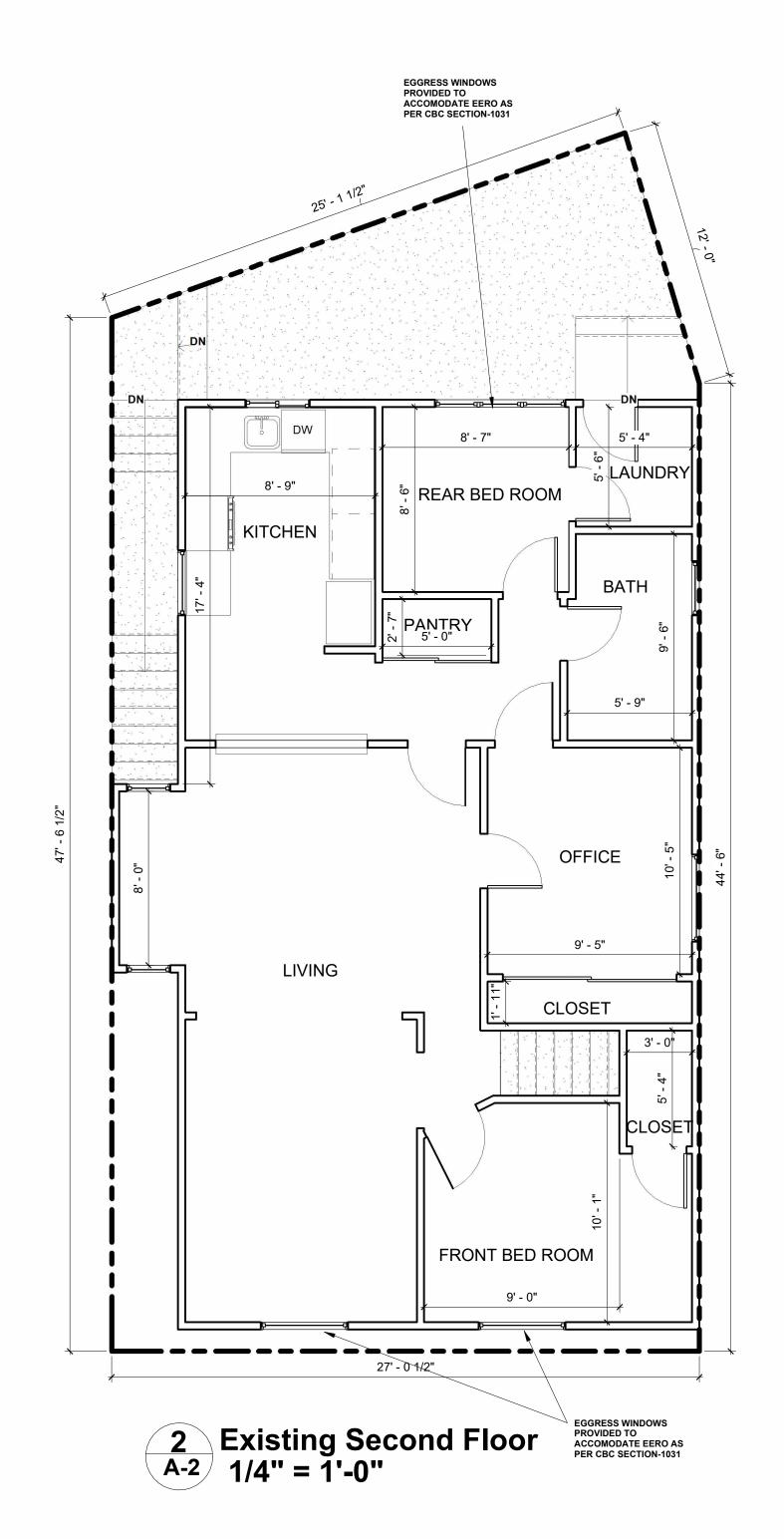
2 ROOF PLAN 1/4" = 1'-0"



Project no: Date Drawn by B.Venkatesh
Checked by A-1 Scale As shown in sheet





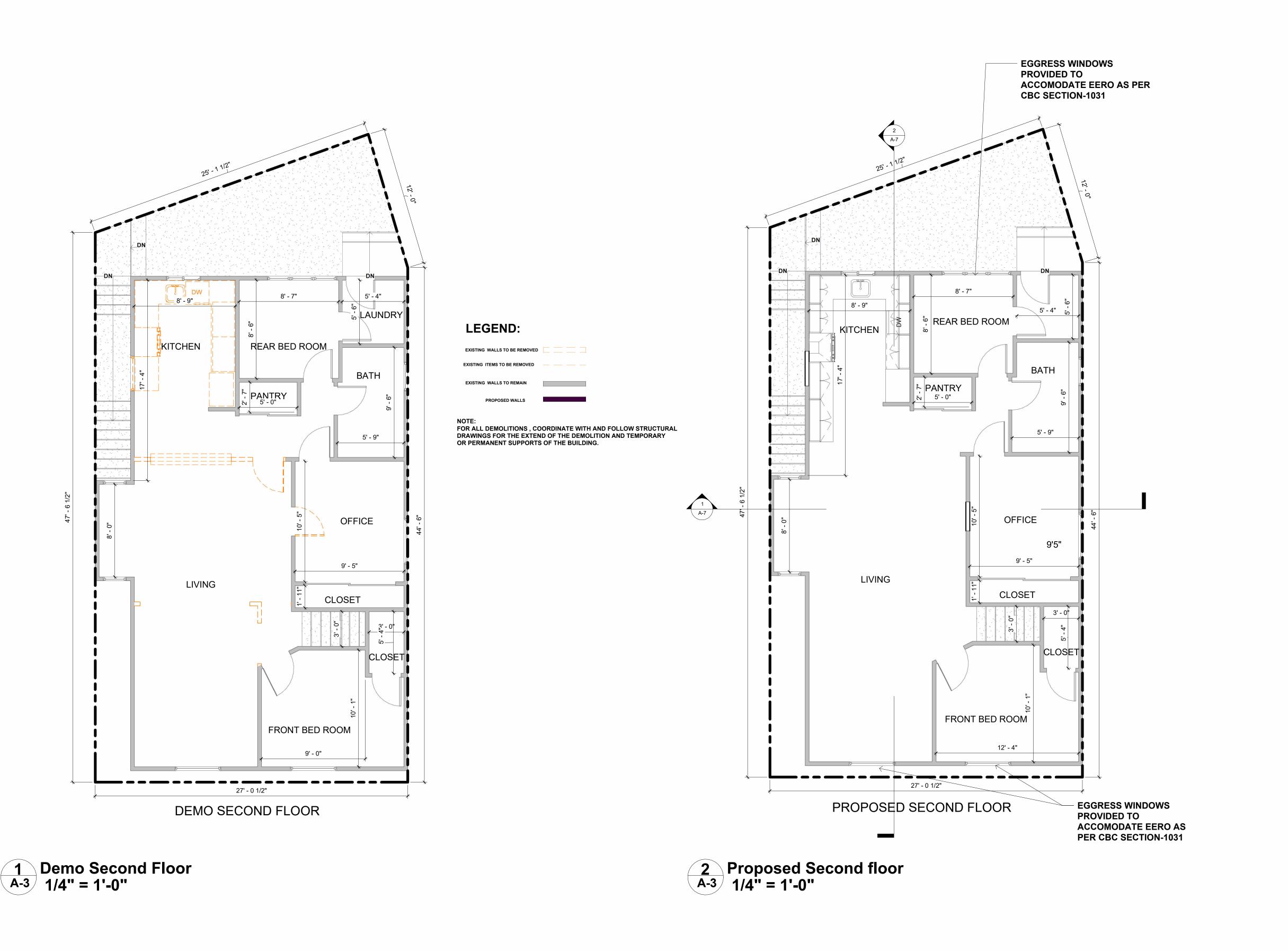


PLAN FLOOR FIRST



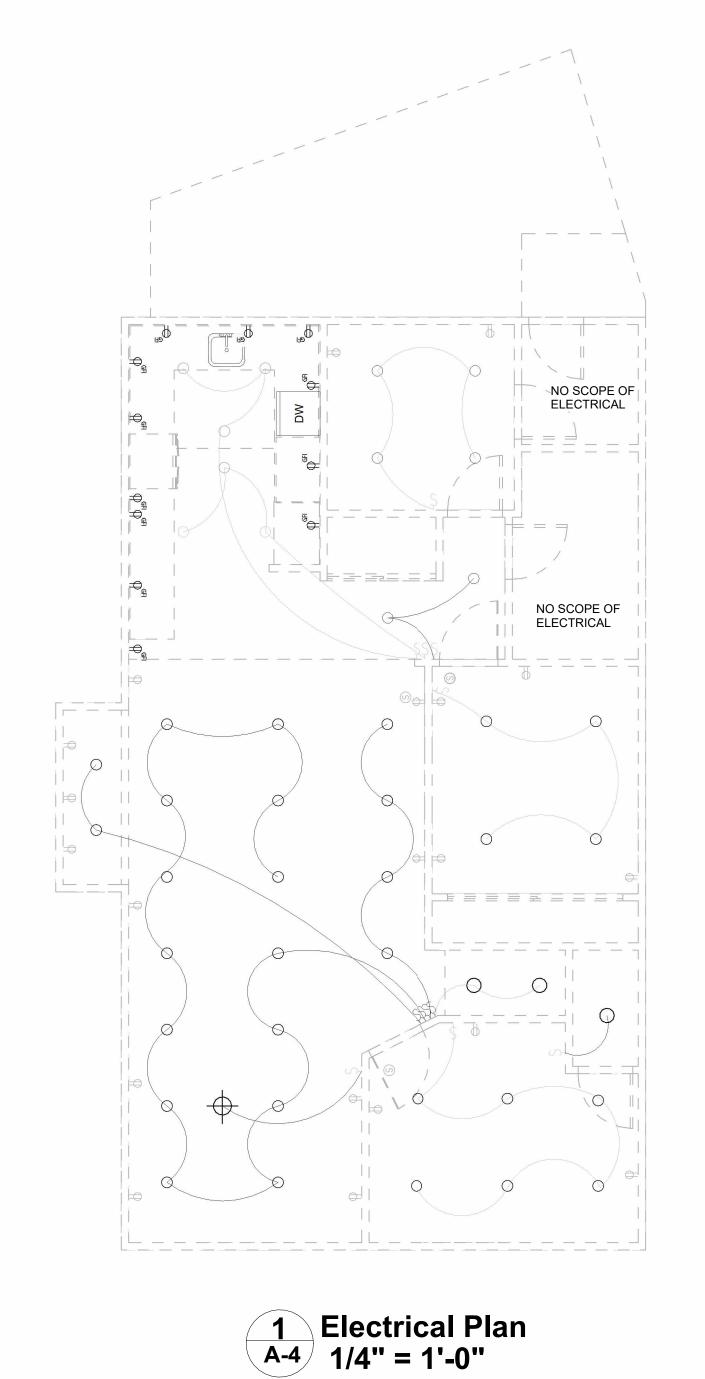
Project no: Drawn by B.Venkatesh Checked by A-2

Scale As shown in sheet



OR O. OND ОР PR

Project no: Drawn by B.Venkatesh Checked by **A-3** Scale As shown in sheet



**ELECTRICAL LEGEND** 

RECESSED CAN LIGHT ( HIGH EFFICACY )

- + WALL SURFACE MOUNTED LIGHT

 □ DUPLEX OUTLET (S) SMOKE DETECTOR

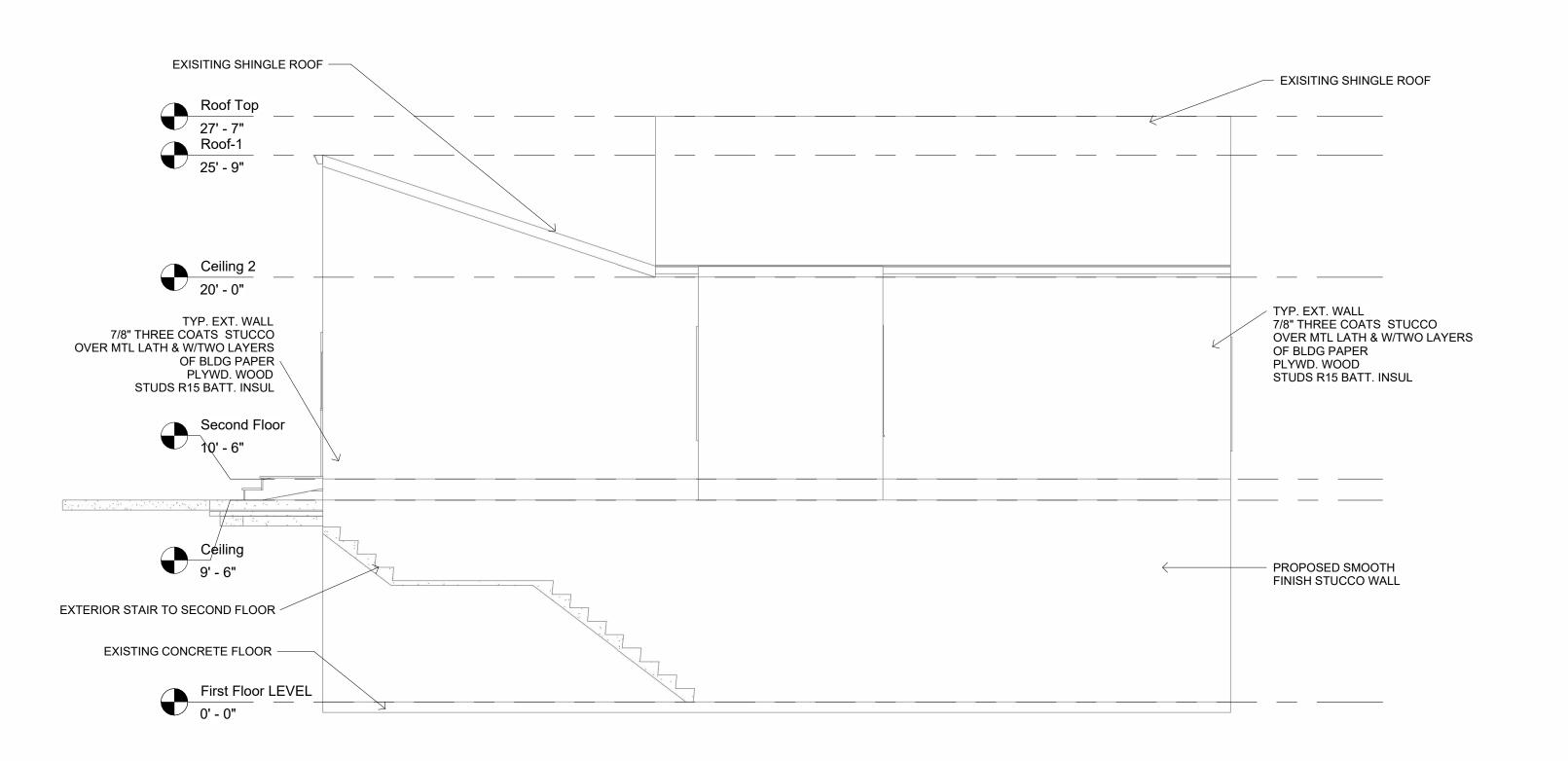
© CARBON MONOXIDE DETECTOR

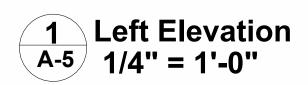
NOTE: HALF TONE ARE EXISTING

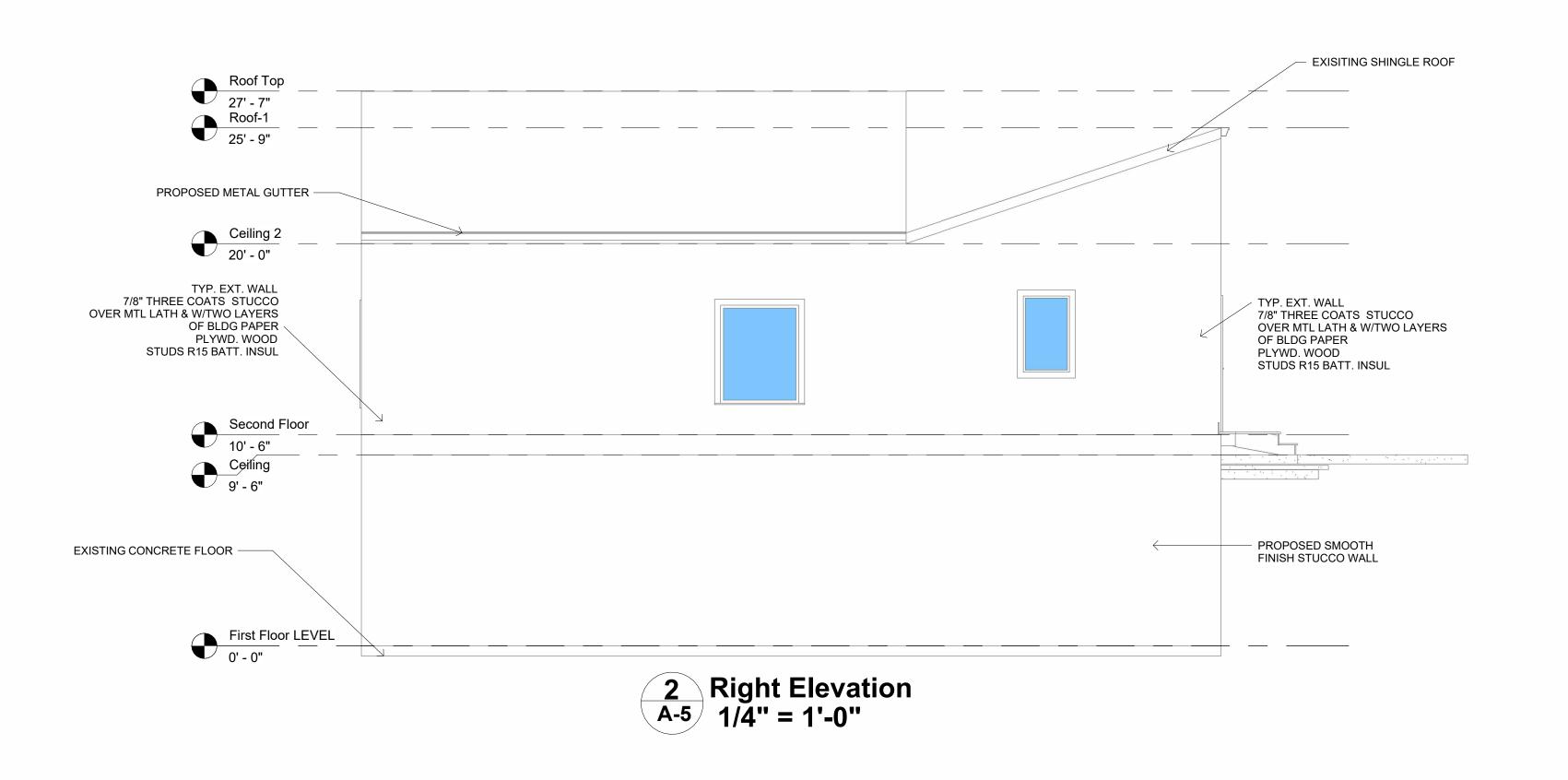


Drawn by B.Venkatesh

Checked by Scale As shown in sheet







Design

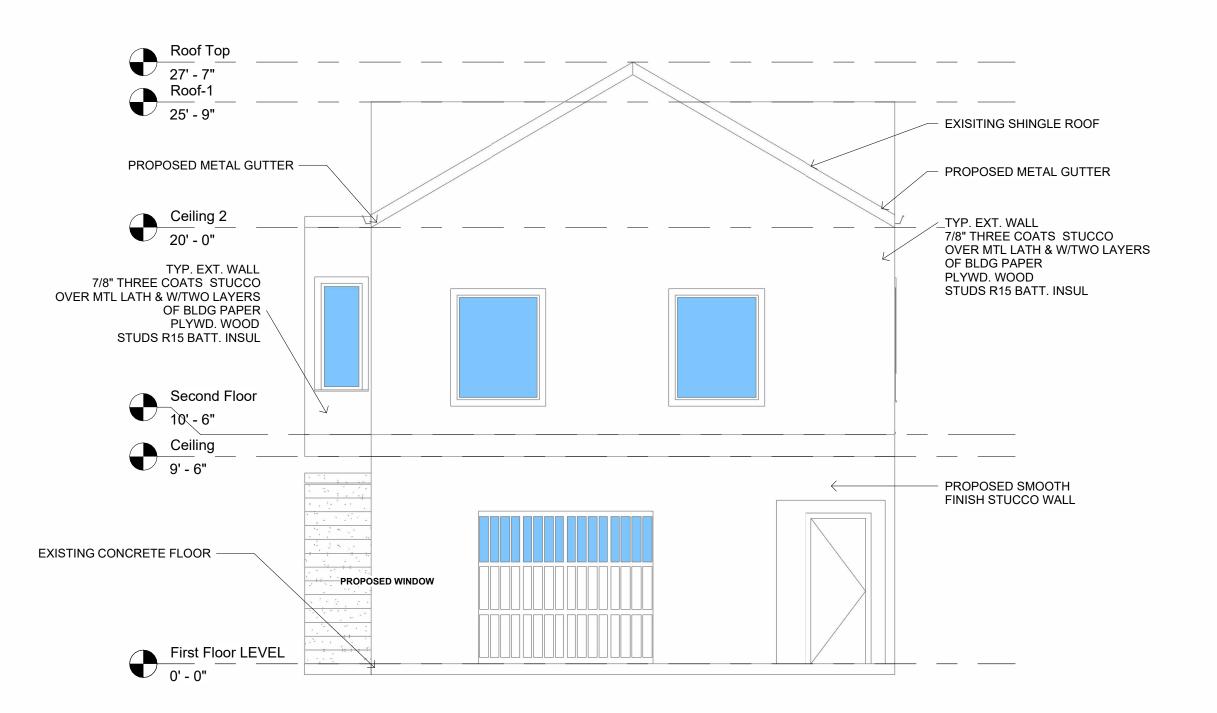
ELEVATIONS-



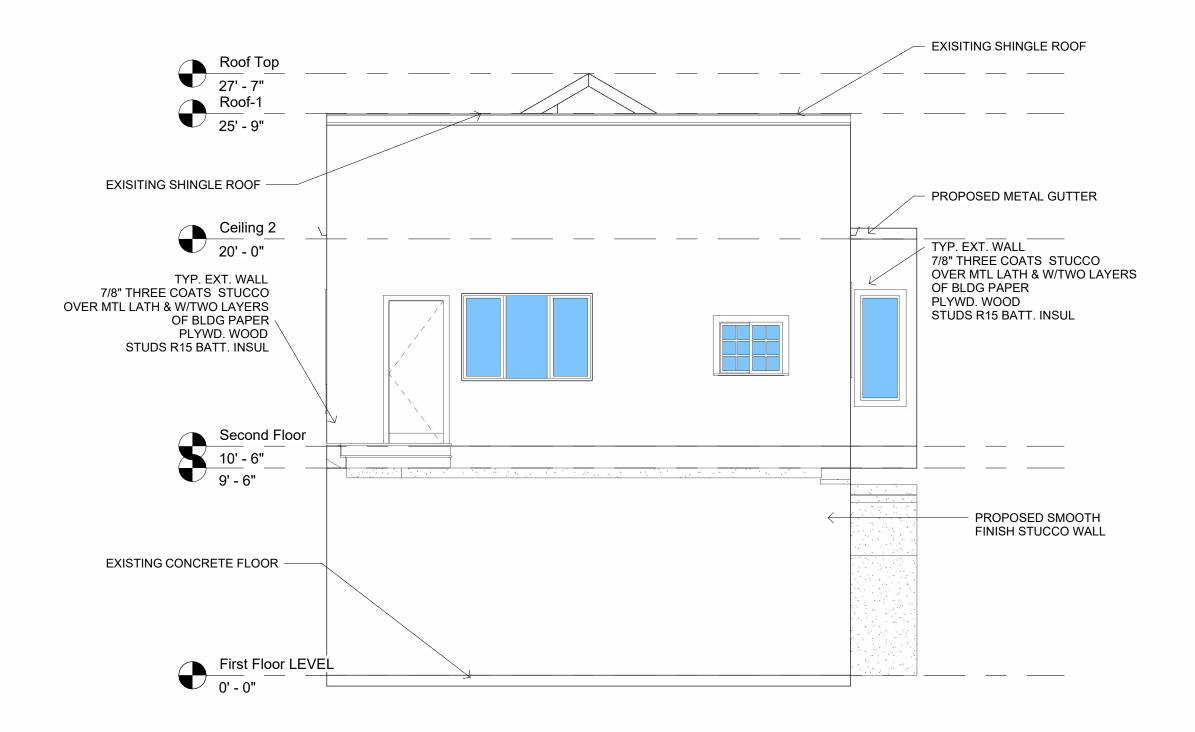
Project no: Drawn by B.Venkatesh

A-5 Scale As shown in sheet

Checked by



# 1 Front Elevation 1/4" = 1'-0"



2 Back Elevation 1/4" = 1'-0"

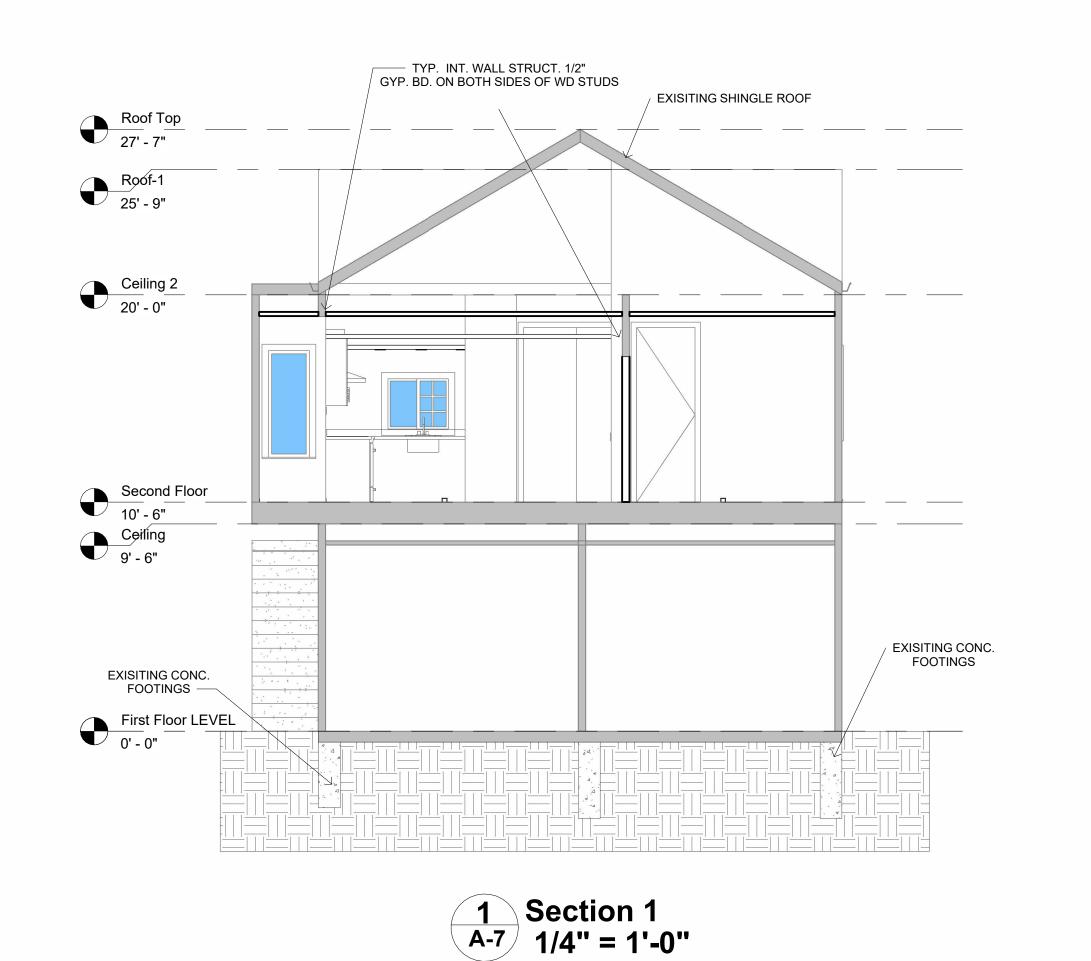
Design

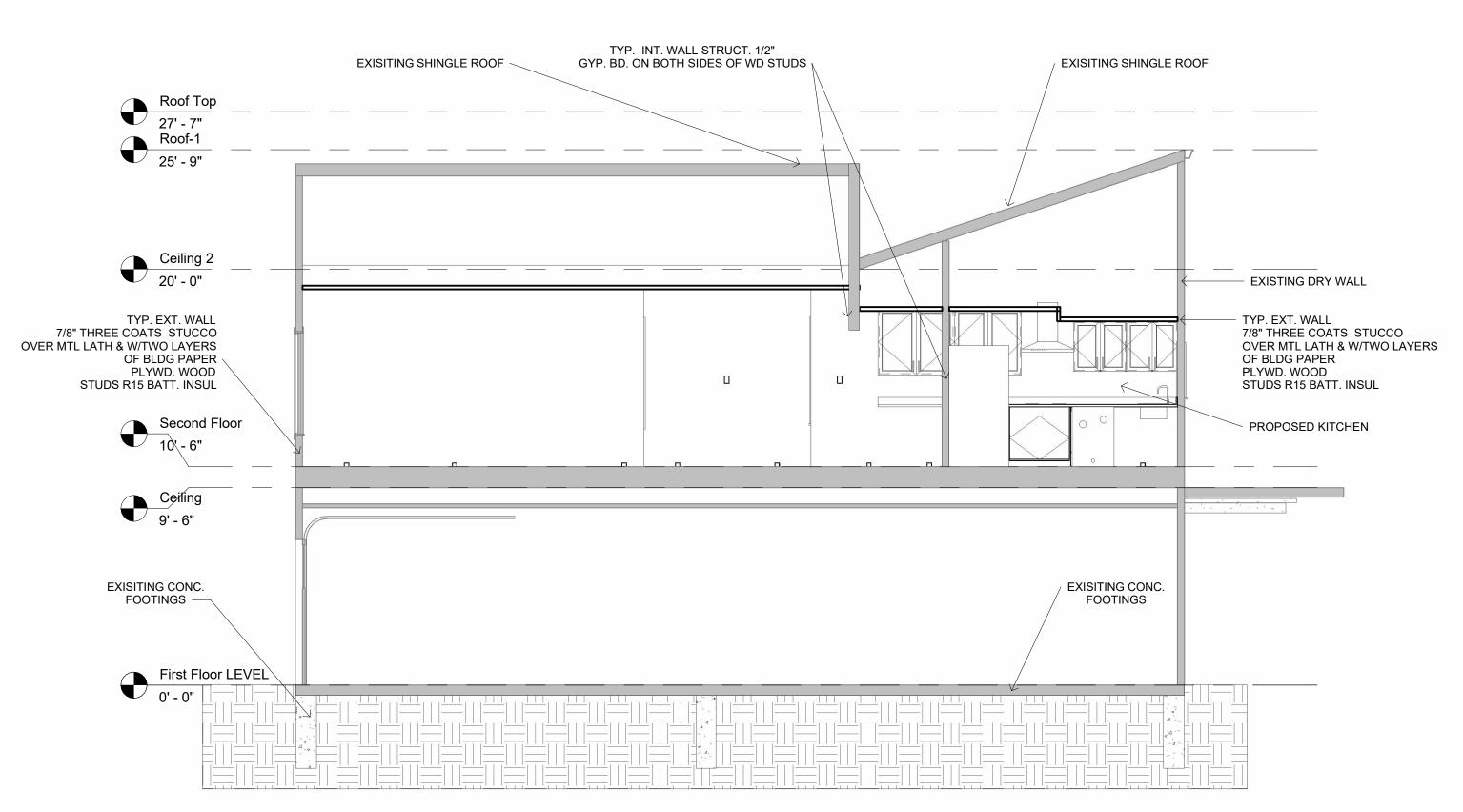
ELEVATIONS-2

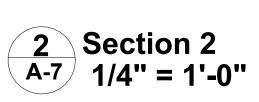


Scale As shown in sheet

Project no: Drawn by B.Venkatesh Checked by A-6





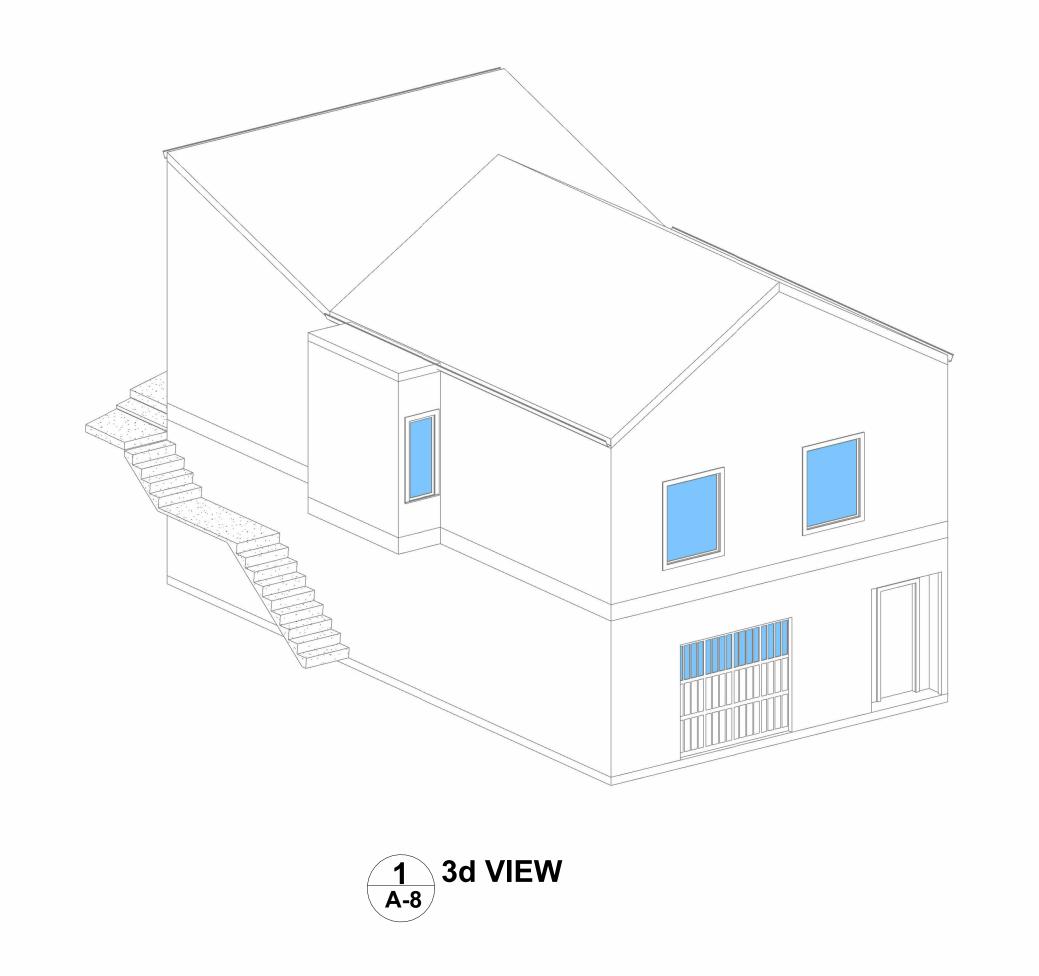


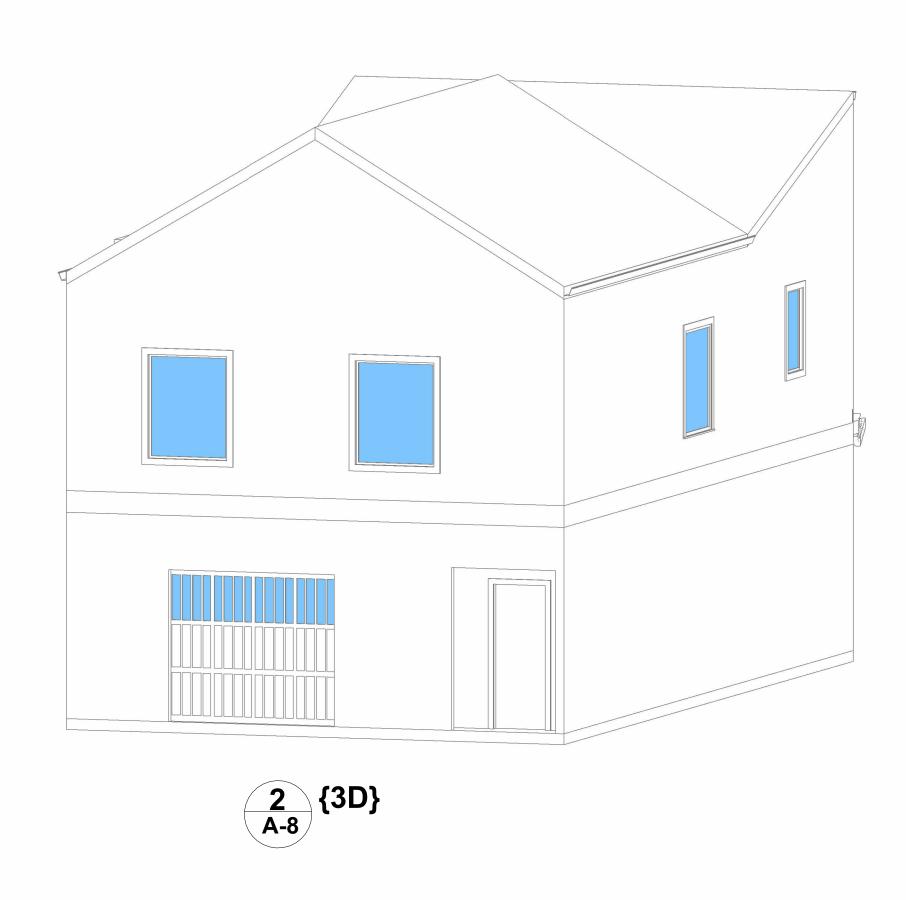
Design

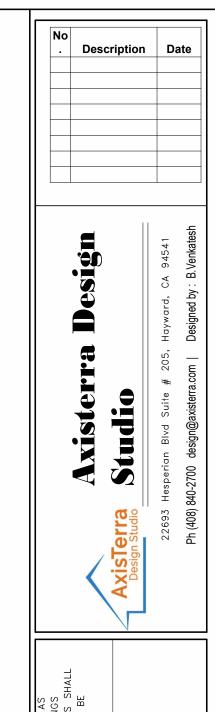
SECTIONS



Project no: Drawn by B.Venkatesh Checked by A-7 Scale As shown in sheet







THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER MAY NOT BE USED FOR ANY PROJECT EN INDICATEDHEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER. WRITTEN DIMENSION ON THESE IS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, PRECEDENCE OVER SCALED DIMENSIONS, CONTRIBUTIONS ON THE JOB AND THIS OFFICE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

3D VIEWS

CHRIS RODEHAU RESIDENCE



Project no:
Date
Drawn by B.Venkatesh
Checked by

Scale As shown in sheet



1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER,

THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

QUALITY MANAGEMENT DISTRICT RULE 1168.

# California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023) CHAPTER 7 TABLE 4.504.5 - FORMALDEHYDE LIMITS-TABLE 4.504.2 - SEALANT VOC LIMIT MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of coone formed by adding a INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to Less Water and Less Exempt Compounds in Grams per Liter) MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION. 702 QUALIFICATIONS SEALANTS VOC LIMIT PRODUCT CURRENT LIMIT Note: MIR values for individual compounds and hydrocarbon solverts are specified in CCR, Title 17, Sections 94700. 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper ARCHITECTURAL HARDWOOD PLYWOOD VENEER CORE 0.05 nstallation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. certification program. Uncertified persons may perform HVAC installations when under the direct supervision and HARDWOOD PLYWOOD COMPOSITE CORE MARINE DECK 0.05 esponsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted MIR for all ingredients in a product subject to this Examples of acceptable HVAC training and certification programs include but are not limited to the following: NONMEMBRANE ROOF PARTICLE BOARD 0.09 article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of ROADWAY MEDIUM DENSITY FIBERBOARD 0.11 product (excluding container and packaging). State certified apprenticeship programs. Note: PWMR is calculated according to equations found in CCR, Title 17, Section 94521 (a). Public utility training programs. 450 SINGLE-PLY ROOF MEMBRANE THIN MEDIUM DENSITY FIBERBOARD: 0.13 Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED. 420 Other programs acceptable to the enforcing agency. BY THE CAUF. AIR RESOURCES BOARD, AIR TOXICS CONTROL. SEALANT PRIMERS MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chairs or rings WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. ARCHITECTURAL responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or with vacor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence NON-POROUS to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed THICKNESS OF 5/16" (8 MM). considered by the enforcing agency when evaluating the qualifications of a special inspector. 500 MODIFIED BITUMINOUS woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as Certification by a national or regional green building program or standard publisher. applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, 760 MARINE DECK 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building pellet stoves and freplaces shall also comply with applicable local ordinances. DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) performance contractors, and home energy auditors. 750 OTHER: 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California .504 POLLUTANT CONTROL Successful completion of a third party apprentice training program in the appropriate trade. Department of Public Health, "Standard Method for the Testing and Evaluation of Votable Organic Chemical Emission 4.904.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING 4. Other programs acceptable to the enforcing agency. from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to Special inspectors shall be independent entities with no financial interest in the materials or the See California Department of Public Health's website for certification programs and testing labs. project they are inspecting for compliance with this code. duce the amount of water, dust or debris which may enter the system. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate https://www.cdph.ca.gev/Programs/CCDPHP/DECDC/EHLB/IAQ/Pages/VOC.aspx. .504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. homes in California according to the Home Energy Rating System (HERS). TABLE 4,504,3 - VOC CONTENT LIMITS FOR 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall ARCHITECTURAL COATINGS:: California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with requirements of the following standards unless more stringent local or regional air pollution or air quality Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT (Emission testing method for California Specification 01350) particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks recognized state, national or international association, as determined by the local agency. The area of certification See California Department of Public Health's website for certification programs and testing labs. COATING CATEGORY shall comply with local or regional air pollution control or air quality management district rules where VOC LIMIT shall be closely related to the primary job function, as determined by the local agency. applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. FLAT COATINGS https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. Note: Special inspectors shall be independent entities with no financial interest in the materials or the Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchlorcethylene and project they are inspecting for compliance with this code. MON-FLAT COATINGS 100 4.504.3.2 Carpet adhesive. All carpet achesive shall meet the requirements of Table 4,504.1. triploroethylene), except for aerosol products, as specified in Subsection 2 below. NONFLAT-HIGH GLOSS COATINGS 150 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving 703 VERIFICATIONS 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in resilient flooring shall meet the requirements of the California Department of Public Health. "Standard Method for the units of product, less packaging, which do not weigh more than 1 pound and do not consist of more SPECIALTY COATINGS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," 💢 than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including ALUMINUM ROOF COATINGS 490 Version 1.2, January 2017 (Emission testing method for California Specification 01350) limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific commencing with section 94587. BASEMENT SPECIALTY COATINGS 400 documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in See California Department of Public Health's website for certification programs and testing labs. the appropriate section or identified applicable checklist. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of BITUMINOUS ROOF COATINGS hhtps://www.odph.ca.gov/Programs/GCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. the ARS Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits. BITUMINOUS ROOF PRIMERS apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss BOND BREAKERS 350 4.594.5 COMPOSITE WOOD PRODUCTS. Handwood plywood, particleboard and medium density fiberboard. coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources. composite wood products used on the interior or exterior of the buildings shall meet the requirements for Board, Suggested Control Measure, and the corresponding Flat, Nortfat or Nortfat-High Gloss VOC limit in 350 CONCRETE CURING COMPOUNDS ormaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 CONCRETE/MASONRY SEALERS 100 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR 4.594.5.1 Documentation. Verification of compliance with this section shall be provided as requested DRIVEWAY SEALERS Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic by the enforcing agency. Documentation shall include at least one of the following: compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of Celfornie Code of DRY FOG COATINGS 150 Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Product certifications and specifications. Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation FAUX FINISHING COATINGS Chain of gustody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see FIRE RESISTIVE COATINGS 350 CCR. Title 17. Section 93120, et sen.) 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the FLOOR COATINGS Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered enforcing agency. Documentation may include, but is not limited to, the following Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA ORM-RELEASE COMPOUNDS 250 0121, CSA 0161, CSA 0153 and CSA 0325 standards. Manufacturer's product specification. Other methods acceptable to the enforcing agency. Field verification of on-site product containers. GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 4.505 INTERIOR MOISTURE CONTROL INDUSTRIAL MAINTENANCE COATINGS 250 TABLE 4.504.1 - ADHESIVE VOC LIMIT ... i.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. LOW SOLIDS COATINGS: 120 (Less Water and Less Exempt Compounds in Grams per Liter) 4.605.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by MAGNESITE CEMENT COATINGS 450 California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the ARCHITECTURAL APPLICATIONS California Residential Gode, Chapter 5, shall also comply with this section. MASTIC TEXTURE COATINGS INDOOR CARPET ADHESIVES METALLIC PIGMENTED COATINGS 500 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the CARPET PAD ADHESIVES MULTICOLOR COATINGS 250 150 OUTDOOR CARPET ADHESIVES 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean appregate shall be provided with PRETREATMENT WASH PRIMERS a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding WOOD FLOORING ADHESIVES 100 shrinkage, and curring, shall be used. For additional information, see American Concrete Institute, PRIMERS, SEALERS, & UNDERCOATERS RUBBER FLOOR ADHESIVES REACTIVE PENETRATING SEALERS . Other equivalent methods approved by the enforcing agency. 350 SUBFLOOR ADHESIVES A slab design specified by a licensed design professional. RECYCLED COATINGS 250 CERAMIC TILE ADHESIVES 4.506.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage. ROOF COATINGS shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent VCT & ASPHALT TILE ADHESIVES RUST PREVENTATIVE COATINGS moisture content. Moisture content shall be verified in compliance with the following 250 DRYWALL & PANEL ADHESIVES SHELLACS 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent COVE BASE ADHESIVES moisture verification methods may be approved by the enforcing agency and shall satisfy requirements. CLEAR 730 found in Section 101.8 of this code. MULTIPURPOSE CONSTRUCTION ADHESIVE Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end OPAQUE 550 of each piece verified. STRUCTURAL GLAZING ADHESIVES SPECIALTY PRIMERS, SEALERS & 3. At least three random moisture readings shall be performed on wall and floor framing with documentation SINGLE-PLY ROOF MEMBRANE ADHESIVES: 250 acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. UNDERCOATERS STAINS OTHER ADHESIVES NOT LISTED resulption products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying STONE CONSOLIDANTS 450 SPECIALTY APPLICATIONS SWIMMING POOL COATINGS. 340 PVC WELDING 510 4.506 INDOOR AIR QUALITY AND EXHAUST 490 TRAFFIC MARKING COATINGS 100 CPVC WELDING 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the TUB & TILE REFINISH COATINGS 420 ABS WELDING Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. WATERPROOFING MEMBRANES 250 PLASTIC CEMENT WELDING 250 2. Unless functioning as a component of a whole house verifiation system, fans must be controlled by a ADHESIVE PRIMER FOR PLASTIC WOOD COATINGS 275 WOOD PRESERVATIVES 350 CONTACT ADHESIVE a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of SPECIAL PURPOSE CONTACT ADHESIVE 250 b. A humidity control may be a separate component to the exhaust fan and is not required to be 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & STRUCTURAL WOOD MEMBER ADHESIVE 140 integral (i.e., buft-in) EXEMPT COMPOUNDS TOP & TRIM ADHESIVE 250 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS SUBSTRATE SPECIFIC APPLICATIONS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE For the purposes of this section, a bathroom is a room which contains a bathrub, shower or 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY METAL TO METAL THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. PLASTIC FOAMS: SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. 1.507 ENVIRONMENTAL COMFORT POROUS MATERIAL (EXCEPT WOOD) 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be WOOD sized, designed and have their equipment selected using the following methods: FIBERGLASS The heat loss and heat gain is established according to ANSUACCA 2 Manual J - 2011 (Residential) .oad Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems).

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTERDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE FULL CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN BUILDING STANDARDS) CALGREEN BUILDING STANDARDS (CALGREEN BUILDING STANDARDS (CALGREEN BUILDING STANDARDS) CALGREEN BUILDING STANDARDS (CALGREEN BUILDING STANDARDS (CALGREEN BUILDING STANDARDS) CALGREEN BUILDING STANDARDS (CALGREEN BUILDING

ASHRAE handbooks or other equivalent design software or methods.

Equipment Selection), or other equivalent design software or methods.

acceptable.

Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential)

Exception: Use of alternate design temperatures necessary to ensure the system functions are



# California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

installed in close proximity to the location or the proposed location of the EV space at the time of priginal **CHAPTER 3** construction in accordance with the California Electrical Code. 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with equirements of Sections 4.108.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for SECTION 301 GENERAL a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. space shall count as at least one standard automobile parking space only for the purpose of complying with any 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in 4.106.4.2.5 Electric Vehicle Ready Space Signage Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans pplicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511. the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations. but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are than 20 sleeping units or guest rooms. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to 106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing additions or alterations of existing residential buildings where the addition or alteration increases the sultifamily buildings. building's conditioned area, volume, or size. The requirements shall apply only to and/or within the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types aftered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE facilities or the addition of new parking facilities serving existing multifamily buildings. See Section system, including any on-site distribution transformer(s), have sufficient capacity to armultaneously charge all 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in EVs at all required EV scaces at a minimum of 40 amperes. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 1, Construction documents are intended to demonstrate the project's capability and capacity for facilitating future Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved lighting fixtures are not considered alterations for the purpose of this section. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING improvements shall replace noncompliant plumbing futures with water-conserving plumbing futures. DIVISION 4.2 ENERGY EFFICIENCY 4.468.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate percent of the non-hazardous construction and demolition waste in accordance with either Section. 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste of EV capable spaces. et seg., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy management ordinance. 2 When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable Commission will continue to adopt mandatory standards. spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential Alternate waste reduction methods developed by working with local agencies if diversion or 4.303 INDOOR WATER USE buildings, or both. Individual sections will be designated by banners to indicate where the section applies. recycle facilities capable of compliance with this item do not exist or are not located reasonably L303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and a Construction documents are intended to demonstrate the project's capability and capacity for facilitating high-rise buildings, no barrier will be used. urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, The enforcing agency may make exceptions to the requirements of this section when isolated future EV charging. jobsites are located in areas beyond the haul boundaries of the diversion facility There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or SECTION 302 MIXED OCCUPANCY BUILDINGS Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving 4.488.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan. EV chargers are installed for use plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with thems 1 through 5. The construction waste management plan shall be updated as 302.1 MIXED OCCUPANCY BUILDINGS. in mixed occupancy buildings, each portion of a building empletion, certificate of occupancy, or final permit approval by the local building department. See Civi necessary and shall be available during construction for examination by the enforcing agency. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power shall comply with the specific green building measures applicable to each specific occupancy. Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per buildings affected and other important enactment dates. identify the construction and demolition waste materials to be diverted from disposal by recycling. dwelling unit when more than one parking space is provided for use by a single dwelling unit. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. omply with Chapter 4 and Appendix A4, as applicable. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per Specify if construction and demolition waste materials will be sorted on-site (source separated) or Exception: Areas of parking facilities served by parking lifts. flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California bulk mixed (single stream). Suitding Code, shall not be considered mixed occupancies. Live/Work units shall comply with Specification for Tank-type Toilets. Identify diversion facilities where the construction and demolition waste material collected will be 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more Chapter 4 and Appendix A4, as applicable. leeping units or guest rooms. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume Identify construction methods employed to reduce the amount of construction and demolition waste. DIVISION 4.1 PLANNING AND DESIGN The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to of two reduced flushes and one full flush Specify that the amount of construction and demolition waste materials diverted shall be calculated ABBREVIATION DEFINITIONS: 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types Department of Housing and Community Development The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 California Building Standards Commission 4.408.3 WASTE MANAGEMENT COMPANY. Usize a waste management company, approved by the EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical Division of the State Architect, Structural Safety enforcing agency, which can provide verifiable documentation that the percentage of construction and system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all OSHPO Office of Statewide Health Planning and Development demolition waste material diverted from the landfill complies with Section 4.405.1 EVs at all required EV spaces at a minimum of 40 amperes. 4,303.1.3.1. Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.5 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Note: The owner or contractor may make the determination if the construction and demolifion waste. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserve Additions and Alterations VaterSense Specification for Showerheads. materials will be diverted by a waste management company. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one 408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of CHAPTER 4 showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4. parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only bs (so ft. of the building area shall meet the minimum 65% construction waste reduction requirement in RESIDENTIAL MANDATORY MEASURES reduced by a number equal to the number of EV chargers installed over the five (5) percent required. allow one shower outet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds SECTION 4.102 DEFINITIONS a Construction documents shall show locations of future EV spaces. 4.303.1.4 Faucets. per square foot of the building area, shall meet the minimum 65% construction waste reduction 4.102.1 DEFINITIONS requirement in Section 4.408.1 b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or The following terms are defined in Chapter 2 (and are included here for reference). 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall EV chargers are installed for use. not exceed 1.2 gallons per minute at 50 psi. The minimum flow rate of residential tavalory faucets shall 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar not be less than 0.8 gallons per minute at 20 psi. compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be egupped with low power pervious material used to collect or channel drainage or runoff water. Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory dwelling unit when more than one parking space is provided for use by a single dwelling unit. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also 1. Sample forms found in "A Guide to the California Green Building Standards Code. buildings shall not exceed 0.5 gallons per minute at 60 psi. Exception: Areas of parking facilities served by parking lifts. used for perimeter and injet controls. (Residential)\* located at www.hcd.ca.gov/CALGreen.html may be used to assist in 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section. 4.106 SITE DEVELOPMENT 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Where common use parking is provided, at least one EV charger shall be located in the common use parking 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation Department of Resources Recycling and Recovery (CalRecycle). and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, area and shall be available for use by all residents or guests. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons management of atoms water drainage and erosion controls shall comply with this section. per minute at 60 pai. Kitchen faucets may temporarily increase the flow above the maximum rate, but not 4.410 BUILDING MAINTENANCE AND OPERATION When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum require: to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per 4.418.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact 1.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less an automatic load management system (ALMS) may be used to reduce the maximum required electrical disc, web-based reference or other media acceptable to the enforcing agency which includes all of the than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers following shall be placed in the building: shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) or more, shall manage storm water drainage during construction. In order to manage storm water drainage Note: Where complying faucets are unavailable, serators or other means may be used to achieve served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent Directions to the owner or occupant that the manual shall remain with the building throughout the have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical property, prevent erosion and retain soil runoff on the site. life cycle of the structure. capacity to the required EV capable spaces. 4.303.1.4.5 Pre-rinse spray valves. 2. Operation and maintenance instructions for the following: Retention basins of sufficient size shall be utilized to retain storm water on the site. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Equipment and appliances, including water-saving devices and systems, HVAC systems, 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (n)(4)(A), and Section 1607. photovoltaic systems, electric vehicle chargers, water-heating systems and other major Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.108.4.2.2.1 disposal method, water shall be filtered by use of a barrier system, wattle or other method approved (d)(7) and shall be equipped with an integral automatic shutoff. appliances and equipment. by the enforcing agency. Boof and yard drainage, including gutters and downspouts. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels Compliance with a lawfully enacted storm water management ordinance. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Space conditioning systems, including condensers and air filters. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. Note: Refer to the State Water Resources Control Board for projects which disturb one agre or more of soil, or e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. Information from local utility, water and waste recovery providers on methods to further reduce 4.106.4.2.2.1.1 Location. resource consumption, including recycle programs and locations. (Website: https://enww.waterboards.ca.gov/water\_issues/programs/stormwater/construction.html) EVCS shall comply with at least one of the following options: TABLE H-2 Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent. .106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will The charging space shall be located adjacent to an accessible parking space meeting the requirements of and what methods an occupant may use to maintain the relative humidity level in that range. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 5. Information about water conserving landscape and migation design and controllers which conserve water include, but are not limited to, the following: VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 The charging space shall be located on an accessible route, as defined in the California Building Code. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Water collection and disposal systems PRODUCT CLASS Information on required routine maintenance measures, including, but not limited to, caulking. Exception: Electric vehicle charging stations designed and constructed in compliance with the California MAXIMUM FLOW RATE (gpm) French drains [spray force in ounce force (ozfil painting, grading around the building, etc. Water retention gardens Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section Information about state solar energy and incentive programs available. 5. Other water measures which keep surface water away from buildings and aid in groundwater 10. A copy of all special inspections verifications required by the enforcing agency or this code. Product Class 1 (≤ 5.0 ozt) 1.00 information from the Department of Forestry and Fire Protection on maintenance of defensible 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. space around residential structures. Exception: Additions and alterations not altering the drainage path. The charging spaces shall be designed to comply with the following: Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 12. Information and/or drawings identifying the location of grab bar reinforcements. Product Class 3 (> 8.0 czt). 1.28 I.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections. The minimum length of each EV space shall be 18 feet (5486 mm). 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a 4,106,4.1 or 4,106,4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply Title 20 Section 1605.3 [h](4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the "site and are identified for the equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 2. The minimum width of each EV space shall be 9 feet (2743 mm). 2006, shall have a minimum spray force of not less than 4.0 cunces-force (ozf)(113 grans-force(gf)) depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardiocard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 1.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial ordinance, if more restrictive 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and siste. A 5-foot (1624 mm) wide minimum aiste shall be permitted provided the minimum width of the EV space is infrastructure are not feasible based upon one or more of the following conditions: Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate California Plombing Gode. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of a Surface slope for this EV space and the sisle shall not exceed 1 unit vertical in 48 units horizontal (2.083) 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional percent slope) in any direction 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 701.1 of the California Plumbing Code. 2. Accessory Dweffing Units (ADU) and Junior Accessory Dweffing Units (JADU) without additional In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall DIVISION 4.5 ENVIRONMENTAL QUALITY comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. SECTION 4.501 GENERAL 4.501.1 Scope 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The receway 4.106.4.2.3 EV space requirements. TABLE - MAXIMUM FIXTURE WATER USE mitating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main I. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch. service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall FIXTURE TYPE FLOW RATE SECTION 4.502 DEFINITIONS originate at the main service or subpanel and shall terminate into a listed cabinet, box or englosure in close proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or 5.102.1 DEFINITIONS proximity to the location or the proposed location of the EV space. Construction documents shall identify the concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI The following terms are defined in Chapter 2 (and are included here for reference): raceway termination point, receptable or charger location, as applicable. The service panel and/ or subpanel shall 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 installed, or space(s) reserved to permit installation of a branch dirout overcurrent protective device. LAVATORY FAUCETS (RESIDENTIAL) cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is LAVATORY FAUCETS IN COMMON & PUBLIC COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and accordance with the California Electrical Code. installed in close proximity to the location or the proposed location of the EV space, at the time of original 0.5 GPM @ 60 PSI USE AREAS medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, construction in accordance with the California Electrical Code. structural panels, structural composite lumber, priented strand board, glued laminated timber, prefabricated 4.166.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent 1.8 GPM @ 60 PSI KITCHEN FAUCETS wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section. protective device space(s) reserved for future EV charging as "EV CAPABLE". The received termination Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location shall be permanently and visibly marked as "EV CAPABLE". ocation of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide METERING FAUCETS 0.2 GALICYCLE information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring achiematics and DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for WATER CLOSET 1.28 GAL/FLUSH efectrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required ombustion from the outside atmosphere and discharges all flue gases to the outside atmosphere raceways and related components that are planned to be installed underground, enclosed, inaccessible or in

IRINALS.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTERIOR STANDARDS (CAUGREEN BUILDING STANDARDS ICALOREEN BUILDING STANDARD ICALOREEN BUILDING

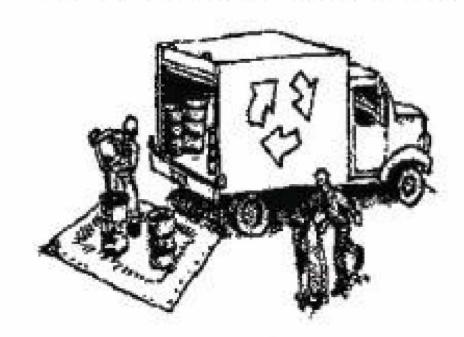
nosaled areas and spaces shall be installed at the time of original construction.

0.125 GAL/FLUSH

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

# Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

## Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- □ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

# Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, waterbased paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

# Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

# Equipment Management & Spill Control



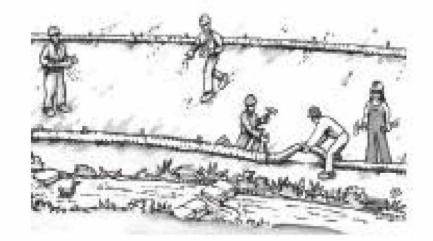
# Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

# Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

# Earthmoving



# Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

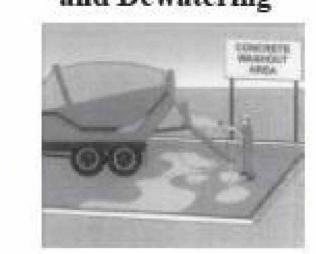
# Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.
- □ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

# Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

# Concrete Management and Dewatering



## Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

# Dewatering

- □ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

# Paving/Asphalt Work



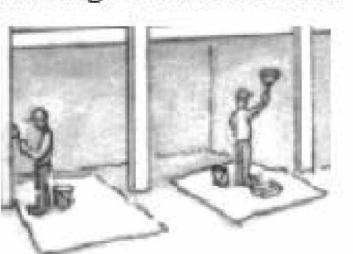
# Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

# Sawcutting & Asphalt/Concrete Removal ☐ Protect storm drain inlets during saw

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

# Painting & Paint Removal



# Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- □ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a statecertified contractor.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

# FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors General contractors
- Home builders Developers

# GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff.
- Secure bags of cement after they are open. Be sure to keep windblown cement powder away from gutters, storm drains, rainfall, and runoff.

Protect dry materials from wind.

 Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

### DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use
- Set up and operate small mixers on tarps or heavy plastic drop

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

### STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cementrelated mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the strom drains or creeks causes serious problems and is prohibited by law.

# LANDSCAPING, GARDENING, AND POOL MAINTENANCE

## BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- repair workers General contractors
- Home builders
- Developers
- Protect stockpiles and
  - Store pesticides, fertilizers, and other chemicals indoors or in a
  - Schedule grading and excavation
  - Use temporary check dams or ditches to divert runoff away from
  - Protect storm drains with hay
  - Revegetation is an excellent form of erosion control for any

Never discharge pool or spa

When emptying a pool or spa,

landscaped area.

junction.

· Contact the local sewage

Do not use copper-based

treatment plant.

let chlorine dissipate for a few

by draining it gradually onto a

treatment authority. You may be

able to discharge to the sanitary

sink or sewer pipe cleanout

algaecides unless absolutely

all of the metals that enter a

sewer by running a hose to a utility

treatment technology cannot remove

days, and then recycle/reuse water

water to a street or storm drain.

## POOL/FOUNTAIN/SPA MAINTENANCE

- Swimming pool/spa service and

# GENERAL BUSINESS PRACTICES

- landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- shed or storage cabinet.
- projects for dry weather.
- storm drains.
- bales or other erosion controls.

# LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.

Do not place yard waste in

necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper Do not blow or rake leaves, is a powerful herbicide. Sewage etc. into the street.

### STORM DRAIN POLLUTION FROM LANDSCAPING • If you must drain and replace AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic

## HEAVY EQUIPMENT OPERATION

- Vehicle and equipment operators
- Site supervisors

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and
- Maintain all vehicles and heavy equipment. Inspect frequently for
- repair jobs, vehicle and equipment washing off site.
- motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to

- General contractors
- Home builders

### SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- equipment maintenance.

### BEST MANAGEMENT PRACTICES FOR THE:

- Developers

- · Perform major maintenance,
- lubricate equipment or parts.
- Clean up spills immediately when

# Never hose down dirty

pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials

cat litter, and/or rags) whenever

possible. If you must use water,

Sweep up spilled dry materials

dust control.

Clean up spills on dirt areas

of contaminated soil.

Report significant spills to

agencies immediately.

Poorly maintained vehicles and heavy

construction site are common sources

equipment from runoff channels, and

construction equipment from the site

equipment leaking fuel, oil,

spills and leaks by isolating

as soon as possible.

by watching for leaks and other

maintenance problems. Remove

antifreeze or other fluids on the

of storm water pollution. Prevent

the appropriate spill response

use just enough to keep the dust

immediately. Never attempt to wash

them away with water or bury them.

by digging up and properly disposing

STORM DRAIN POLLUTION FROM HEAVY

EQUIPMENT ON THE CONSTRUCTION SITE

Use as little water as possible for

 Plasterers Graphic artists

Paperhangers

Dry wall crews

AND ADHESIVES

- Floor covering installers
- General contractors Home builders Developers
- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths

# PAINT REMOVAL

 Chemical paint stripping residue is a hazardous waste.

may be disposed of as trash.

- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from nonhazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with highpressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacum) building cleaning water

and dispose to the sanitary sewer

# BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

PAINTING AND APPLICATION OF SOLVENTS

- Never clean brushes or rinse paint containers into a street,
- gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

### WHAT CAN YOU DO?

 Recycle/reuse leftover paints whenever possible.

hazardous waste.

- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

# STORM DRAIN POLLUTION FROM PAINTS.

SOLVENTS, AND ADHESIVES All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter,

street, or storm drain.

# Blueprint for a Clean Bay BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

Never wash excess material from

or dispose to dirt area.

Cover stockpiles (asphalt,

and berms.

plastic tarps. Protect from

Catch drips from paver with

exposed aggregate concrete or

similar treatments into a street or

storm drain. Collect and recycle,

sand, etc.) and other materials with

rainfall and prevent runoff with

drip pans or absorbent material

(cloth, rags, etc.) placed under

using "dry" methods (with absorbent

materials and/or rags), or dig up

and remove contaminated soil.

appropriately dispose of excess

Avoid over application by water

ASPHALT/CONCRETE REMOVAL

Avoid creating excess dust when

not come in contact with rainfall or

and remove from the site. Cover or

STORM DRAIN POLLUTION FROM ROADWORK frequently for leaks.

breaking asphalt or concrete.

After breaking old pavement, be

Shovel or vacuum saw-cut slurry

abrasive gravel or sand.

trucks for dust control.

machine when not in use.

Clean up all spills and leaks

Collect and recycle or

temporary roofs or plastic sheets

# EARTH MOVING ACTIVITIES BEST MANAGEMENT PRACTICES FOR THE

- Bulldozers, backhoe, and grading machine operator

General contractors

Home builders

 Dump truck drivers Site supervisors

# Developers

- DURING CONSTRUCTION
- when absolutely necessary. Consider planting temporary vegetation for erosion control on slopes or where construction is not

Remove existing vegetation only

immediately planned. Protect downslope drainage courses, streams, and storm drains

with hay bales or temporary drainage

- Use check dams or ditches to
- divert runoff around excavations. Cover stockpiles and excavated soil with secured tarps or plastic

# GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.

be done on site, designate a

lubricate equipment or parts.

location away from storm drains.

vehicle/equipment maintenance must

Do not use diesel oil to

When refueling or

# DETECTING CONTAMINATED SOIL OR

GROUNDWATER As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the

WATCH FOR ANY OF THESE CONDITIONS:

Santa Clara Valley Nonpoint Source

Pollution Control Program, for

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells Buried barrels, debris, or

# STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or

roughened ground surfaces.

- grading equipment paving machines

- erosion/sediment control plans for embankments.
- equipment.
- When refueling or
- creeks.
- Recycle used oil, concrete, broken asphalt, etc. whenever

excavations.

- Avoid paving and seal coating in wet weather, or when rain is
- slurry seal, fog seal, etc. Use check dams, ditches, or berms to divert runoff around

# ROADWORK AND PAVING

- Road Crews
- construction crews Seal coat contractors Operators of:
- dump trucks
- concrete mixers Construction inspectors General contractors

# WHAT CAN YOU DO?

- work for dry weather. Check for and repair leaking
- away from the construction site. vehicle/equipment maintenance must
- possible. DURING CONSTRUCTION
- have time to cure. Cover and seal catch basins and manholes when applying seal coat,

forecast before fresh pavement will

## BEST MANAGEMENT PRACTICES FOR THE:

# Developers

- GENERAL BUSINESS PRACTICES Develop and implement
- Schedule excavation and grading
- Perform major equipment repairs in designated areas at your yard,
- be done on site, designate a location away from storm drains and
- sure to remove all chunks and Do not use diesel oil to lubricate equipment or parts. Make sure broken pavement does
  - barricade storm drain during sawcutting if necessary.

# Never hose down streets to clean up tracked dirt.

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

# GENERAL CONSTRUCTION AND SITE SUPERVISION

# BEST MANAGEMENT PRACTICES FOR THE:

Construction industry

WHAT CAN YOU DO? Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well

away from streams or storm drain

inlets, and bermed if necessary. Make major repairs off site. Keep materials out of the rainprevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove

materials from surfaces that drain

channels. Keep pollutants off exposed surfaces. Place trash cans and

to storm drains, creeks, or

recycling receptacles around the site to minimize litter. · Clean up leaks, drips, and other spills immediately so they do

not contaminate soil or groundwater

or leave residue on paved surfaces. Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to

keep the dust down.

Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it

down on the construction site.

 Make sure portable toilets are in good working order. Check

Cover and maintain dumpsters.

# MATERIALS/WASTE/HANDLING

minimize waste when you ordei materials. Order only the amount you need to finish the job.

Use recyclable materials

Practice Source Reduction-

whenever possible. Dispose of all wastes properly. Many construction materials and wastes, including solvents, waterbased paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint

for a Clean Bay). Materials that

cannot be recycled must be taken to

an appropriate landfill or disposed

of as hazardous waste. Never bury

waste materials or leave them in the

street or near a creek or stream

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors

or employees.

CONSTRUCTION ACTIVITIES

# WATER POLLUTION PREVENTION

BEST MANAGEMENT PRACTICES FOR STORM

and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment;

In the Santa Clara Valley, storm

drains flow directly to local creeks

products that people pour or spill into a street or storm drain. Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water

District to educate local residents

and businesses and fight storm drain

motor oil, antifreeze, and paint

STORM DRAIN POLLUTION FROM Note: The property owner and the contractor share ultimate responsibility for the activities that occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors

or employees.

pollution.

# Spill Response Agencies

- 2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- 7550 (24 hours). construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used

Control Plant

Alto, and Stanford

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
  - (408) 945-5300 Serving Campbell, Cupertino, Los

- 3. Governor's Office of Emergency Services Warning Center (800) 852-
- Local Pollution Control Agencies
- Santa Clara Valley Water District (408) 927-0710 San Jose/Santa Clara Water Pollution
- Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga Sunnyvale Water Pollution Control
- (408) 730-7270 Palo Alto Regional Water Quality Control Plant (415) 329-2598 Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo

### ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter

shall constitute a separate offense. Every day each

such violation continues shall be an additional

- offense. B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a
- C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm

Drain System or a Watercourse in violation of this

separate offense. Every day each such violation

continues shall be an additional offense.

D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and

Federal Law.

I. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE PRO VISIONS OF THE 2022 EDITION OF THE "CALIFORNIA BUILDING CODE" (CBC) WITH THE GOVERNING AGENCY AMENDMENTS. AND STANDARDS REFERENCED THEREIN. WHERE EVER CODE OR CALIFORNIA BUILDING CODE (CBC) IS REFERENCED IN THE FOLLOWING GENERAL NOTES OR

OTHER NOTE SECTIONS, IT SHALL IMPLY THE CBC CODE WITH GOVERNING

AGENCY AMENDMENTS 2. ALL ASTM STANDARDS LISTED HEREIN SHALL BE CURRENT AND COMPLIANT TO 2022 CBC, CHAPTER 35 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE

CONDITIONS BEFORE STARTING WORK. THE DESIGNER AND STRUCTURAL ENGINEER SHALL IMMEDIATELY BE NOTIFIED. IN WRITING, OF ANY DISCREPANCIES 4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD INSPECTOR, AND A SOLUTION GIVEN BY THE DESIGNER AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.

5. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS". TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE. 6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. 7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.

8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. 9. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS. BEAMS. GIRDERS. COLUMNS. WALLS. FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS, (IF ANY PIPES, DUCTS, ETC., DO OCCUR THAT ARE NOT SHOWN ON THESE

STRUCTURAL DRAWINGS, THE DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFIED). SEE PARAGRAPH 4. ABOVE. 10. ANCHOR BOLTS OR INSERTS FOR EQUIPMENT ANCHORAGE OR INSTALLATION SHALL BE DESIGNED FOR SEISMIC CATEGORY D BY A CIVIL ENGINEER OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SHOWN ON THE MECHANICAL OR ELECTRICAL SHOP DRAWINGS.

11. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS, AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.

12. IF ANY SUBSTITUTION IS PROPOSED BY THE CONTRACTOR, NEW CALCULATIONS MAY HAVE TO BE PREPARED, THE DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALTER THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.

I. THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC 360 (15TH EDITION). 2. ALL STRUCTURAL STEEL TO BE THE FOLLOWING:

W SHAPES: ASTM A992, Fy = 50KSI HSS SHAPES (RECTANGULAR) ASTM A500 GRADE B, Fy= 46 KSI HSS SHAPES (ROUND): ASTM A500, GRADE B, Fy = 42 KSI PIPE SHAPES: ASTM A53, GRADE B, Fy = 36 KSI ALL OTHER STEEL: ASTM A36, Fy = 36 KSI

3. ALL STRUCTURAL WELDS TO BE THE FOLLOWING: E70 SERIES - TYP E90 SERIES FOR A615 GRADE 60 REINFORCED BARS 4. SHOP WELDING TO BE DONE IN AN APPROVED FABRICATOR'S SHOP

5. FIELD WELDING TO HAVE CONTINUOUS SPECIAL INSPECTION

REINFORCING STEEL NOTES . BAR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 THE FOLLOWING GRADES SHALL BE USED: GRADE 40 - #4 AND SMALLER

GRADE 60 - #5 AND LARGER 2, DETAILS OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 CH.1 AND OTHER SECTIONS ACCORDING TO APPLICATION. 3. LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE AS FOLLOWS: SEE LAP BAR SPLICE TABLE (THIS SHEET 4. LAPS AT BAR SPLICES IN MASONRY CONSTRUCTION SHALL BE 48 BAR

DIAMETERS BUT NOT LESS THAN 2'-0". 5. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 192 BAR DIAMETERS.

6. WELDED STEEL WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185. 12" LAPS OF WELDED STEEL WIRE FABRIC AT SPLICES ARE REQ'D. 7. WALLS, PILASTERS, AND COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (LLN O)

8. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL 9. REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN

ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", LATEST EDITION. 10. ALL REINFORCEMENT SHALL BE SECURELY TIED INTO PLACE BEFORE PLACING CONCRETE OR GROUT 11. WELDING OF REINFORCING BARS SHALL CONFORM TO "STRUCTURAL WELDING

CODE-REINFORCING STEEL," ANSI/AWS D1.4 OF THE A.W.S. 12. WELDING OF ALL REINFORCING STEEL TO STRUCTURAL STEEL SHALL BE LIMITED TO THOSE AREAS SPECIFICALLY SHOWN ON THE PLANS. ANY OTHER WELDING SHALL REQUIRE THE APPROVAL OF THE GOVERNING AGENCY, FIELD INSPECTOR, AND STRUCTURAL ENGINEER.

13. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED. 14. ALL WELDS SHALL, IN ADDITION, TO ALL THE SPECIFICATIONS LISTED ABOVE. COMPLY WITH THE REQUIREMENTS OF THE 15TH EDITION OF THE "STEEL CONSTRUCTION MANUAL" ASPUBLISHED BY THE AMERICAN INSTITUTE OF STEEL

CONSTRUCTION.

1, SAWN WOOD MEMBERS SHALL BE DOUGLAS FIR-LARCH (U.N.O.), CONFORM TO THE "CALIFORNIA BUILDING CODE" (CBC) SEC. 2303, AND SHALL BE GRADE MARKED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT. 2, WOOD GRADES, U.N.O., SHALL BE AS FOLLOWS: MEMBERS GRADES WALLS 2X4 (8'-0") CONSTRUCTION

WALLS 2X4 (8-1" TO 12'-0) #2 WALLS 2X6 (12'-0 TO 16-0") #2 STRUCTURAL JOISTS AND PLANKS (2X) #1 BEAMS AND STRINGERS (4X8 & WIDER) #1

POSTS AND TIMBERS #1 TOP PLATE MATCH WALL MEMBERS 3. ALL WOOD THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH, ALL WOOD ATTACHED DIRECTLY TO INTERIOR OR EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE, AND ALL WOOD SLEEPERS AND SILLS

ON CONCRETE THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE FREE DOUGLAS FIR. 4, ALL SILLS OR PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR

A. NOT LESS THAN 1/2" DIAM. B, EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY.

C. SPACED NOT MORE THAN 6' APART D. PLACED A MIN. OF 4" AND A MAX OF 12" FROM EACH END. E. A MINIMUM OF TWO BOLTS PER PIECE.

F. SIZE AND SPACED AS SHOWN ON DRAWINGS 5, WOOD STRUCTURAL PANELS SHALL CONFORM TO THE CBC SEC. 2303, AND SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS1 OR PS2. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY. WOOD STRUCTURAL PANELS THAT ARE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE (U.N.O). ALL WOOD STRUCTURAL PANELS SHALL BE OF THE FOLLOWING GRADES AND PANEL IDENTIFICATION INDEXES (U.N.O ON DRAWINGS): USE GRADE PANEL IDENTIFICATION INDEX

BOOF SHEATHING CDX 24/0 FLOOR SHEATHING APA 48/24 SHEAR PANEL CDX (U.N.O) 24/0

6, GLUED-LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737, USING DOUGLAS FIR INDUSTRIAL APPEARANCE GRADE WOOD AND EXTERIOR GLUE WITH INTENDED DRY USE CONDITION AND USE SHALL BE AS FOLLOWS:

COMBINATION NO. USE 24F-V4 SIMPLE SPANS

24F-V8 CANTILEVERS 7. PSL SHOWN ON PLANS TO BE REDBUILT PARALLAM™ OR APPROVED EQUAL. MODULUS OF ELASTICITY (E) SHALL BE 2,000 KSI MINIMUM. WITH CORRESPONDING BASE FB = 2,900 PSI (NOT INCLUDING SIZE & REPETITIVE FACTORS PER REPORT ESR-1387; LOAD APPLIED PAEALLEL TO WIDE FACE OF STRAND) AND FV = 290 PSI. PSL ASSEMBLY TO BE TESTED UNDER IBC TESTING PROCEDURES. PSL MANUFACRURER SHALL PROVIDE ALL SPECIALTY ITEMS FOR A NORMAL AND COMPLETE INSTALLATION OF THE MEMBERS. ALL PSL'S OTHER THAN PARALLAM SHALL HAVE ICC APPROVALS SUBMITTED TO THE ARCHITECT FOR REVIEW. 8, FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS

SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR AN ENGINEER-APPROVED FOLIAL 9, BARS, PLATES, UNHEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36 10, BOLTS SHALL CONFORM TO ASTM A301. BOLTS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153 OR

MECHANICALLY DEPOSITED ZINC COATING WITH WEIGHTS PER ASTM B 695, CLASS 55 11, NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563, GRADE A. 12, ALL BOLT HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS UNLESS NOTED. 13, BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16<sup>TH</sup> LARGER THAN THE NOMINAL

BOLT DIAMETER. BOLT HOLES SHALL BE ACCURATELY ALIGNED AND NOT FORCIBLY 14, SPECIAL CONNECTORS FOR CONNECTING WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-2015 15, DIAPHRAGM NAILING SHALL CONFORM TO CBC TABLE 2306.21 (1) AND 2306.2.1 (22) WITH NOMENCLATURE DEFINED AS FOLLOWS:

BN = NAILING AT DIAPHRAGM BOUNDARIES, CONTINUOUS PANEL EDGES, AND AT EDGES OF OPENING EN = EDGE NAILING FN = FIFLD NAILING 16, WHERE DIAPHRAGM BLOCKING IS SPECIFIED, USE 2 X 4 FLAT BLOCKING (WITH "Z"

17, SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH 18, LEAD HOLES FOR LAG SCREWS IN WOOD SHALL BE BORED AS FOLLOWS:

FOR SHANK: SAME DIAMETER AND LENGTH AS UNTHREADED SHANK FOR THREADED PORTION: 60% TO 75% OF SHANK DIAMETER & LENGTH EQUAL TO THE THREADED PORTION. 19, SPECIAL PROVISIONS FOR SHEAR WALLS WITH PLYWOOD ON BOTH SIDES: WHERE SPECIFICALLY INDICATED ON PLANS A, SILL PLATE SHALL BE 3X6 P.T. D.F.

B, ALL STUDS AND BLOCKING AT PANEL EDGES SHALL BE 4X6 C, ALL OTHER INTERMEDIATE STUDS SHALL BE 3X6 @ 16"O.C. , END POSTS SHALL BE AS SPECIFIED ON THE DRAWINGS.

E, BOTH VERTICAL AND HORIZONTAL INTERIOR PANEL JOISTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED. F. THE PLYWOOD ON ONE SIDE MUST BE NAILED BEFORE THE FRAME INSPECTION . THE PLYWOOD ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING. G. NO PENETRATIONS OR NOTCHES ARE PERMITTED OTHER THAN THOSE SHOWN ON

THE STRUCTURAL DRAWINGS. 20, PROVIDE DOUBLE STUD TO SUPPORT ALL BEAMS UNLESS POSTS ARE SPECIFIED. 21. DOUBLE BLOCK UNDER ALL POSTS. 22, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS U.N.O.

23. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2-2 X (SAME WIDTH AS STUDS). LAP 48" (MIN.) WITH AT LEAST 12-16D NAILS AT EACH SIDE OF LAP AND NOT MO9RE THAN 24. CUTTING. NOTCHING. OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER 25. MOISTURE CONTENT OF WOOD AT TIME OF PLACEMENT SHALL NOT EXCEED 19%.

26, PROVIDE MSTC28 STRAPS ACROSS ALL DISCONTINUOUS TOP PLATES

1. BOTTOM CHORD OF TRUSS, CEILING JOIST OR FLOOR JOIST 8 6 2. SIMPSON STC @ EACH CONNECTION (MAX @ 24" O.0 3. 1X OVER 2X PLATE OR (2)2X TOP PLATE WHEN TRUSS BOTTOM CHORD 4. 2X BLK'G @ 24" O.C. W/(2) 16d's TO EACH MEMBER 5. 2X MEMBER W/(2) 16d TO BLK'G 6. 2X8 BRACING 7. (2) 2X TOP PLATE 8. (2) 16d's @ 12" O.0 9. TYPICAL EDGE NAILING 10. 2X CEILING JOIST OR BOTTOM CHORD OF TRUSS OR FLOOR JOIST

11. 2X BLK'G X 12" LONG @ 6'-0" O.C.

NAILED TO TOP PLATE W/(3) 16d's

STRAP PER PLAN

STRAP PER PLAN

(2)16d NAILS -

16d NAILS @ 12" O.C

BLKG AS REQ'D

DBL TOP PLATES -

(2)16d NAILS

STUDS @ 16" O.C. -

KING STUD —

2X TRIMMER OR

POST PER PLAN

SILL PLATE

16d NAILS @ 12" O.C.

MST24 OR

STRAP PER PLAN

STUDS @ 16"

KING STUD

FOR STRAP

STUDS @ 16" O.C.

I. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 CHAPTER 5, THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS: CONVENTIONAL FOUNDATIONS: STRENGTH: SLAB ON GRADE 2500 PSI

FOOTINGS 2500 PSI GRADE BEAM/CAISSON 3000 PSI

ALL OTHER CONC. (U.N.O) 2500 PSI 2. WHERE CONCRETE STRENGTH IS GREATER THAN 3000 PSI, CYLINDER TESTS ARE REQUIRED PER ACI 318-19 5.6.3.3 3. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150,

4. AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33 FOR NORMAL WEIGHT CONCRETE AND ASTM C330 FOR LIGHTWEIGHT CONCRETE 5. ADMIXTURES SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE ENGINEER OF RECORD. 6. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF "STANDARD SPECIFICATION FOR READY-MIXED CONCRETE" 7. MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL IN NON-PRESTRESSED CAST-IN-PLACE CONCRETÉ SHALL BE AS FOLLOWS, U.N.O:

LOCATION: MIN. COVER (INCHES) CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" FORMED SURFACES EXPOSED TO EARTH OR WEATHER: #6 AND LARGER BAR 2"

#5 BARS, 5/8 INCH WIRE, AND SMALLER 1 1/2" 8. ALL SLEEVES THROUGH BEAMS, GIRDERS, AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE DESIGNER AND STRUCTURAL ENGINEER 9. SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOODINGS, GRADE BEAMS, PILE CAPS, OR TIE BEAMS, UNLESS SPECIFICALLY DETAILED BY THE ENGINEER.

INCHES THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN 1/3 OF THE SLAB THICKNESS. THE MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 3 INCHES. 11. ALL EXPOSED CORNERS SHALL BE CHAMFERED ¾ INCH, U.N.O 12. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR GROUNDS REQUIRED TO BE CAST IN THE CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS, AND RAMPS. 13. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE

10. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3-1/2

14. REFERENCE ARCH. DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS DUE TO ARCHITECTURAL CAST-IN-PLACE CONCRETE.

PLAN (FLUSH)

**BEAM PER** 

PLAN (DROP)

**DBL TOP PLATES** 

DBL STUDS OR

POST PER PLAN

DBL TOP PLATES

MST24 OR STRAP PER PLAN

PER ARCH

TYPICAL WALL HEADER CONNECTION

**ROUGH OPENING** 

DBL TRIMMER OR

POST PER PLAN

**BEAM WHERE** 

OCCURS

STATEMENT OF SPECIAL INSPECTIONS

Special Inspections (if applicable to project

1. Special inspections and structural testing shall be provided by an independent agency employed by the owner for teh items identified in this section and in other areas of the approved construction plans, unless waived by the Building Official.

2. The special inspector shall be approved by the San Francisco County. 3. The Special Inspector shall review all work listed below for conformance with the approved construction

Post-installed concrete anchors (CBC 1705.3) [Periodic Inspection

**X** Other - Post-Installed concrete anchors set in epoxy. Simpson SET-XP.

• NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT or ENGINEER OF

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of San Francisco County for special inspections, structural observations, construction material testing and off-site fabrication of building

The special inspector must be registered by the San Francisco County, Development Services, in the

The special inspections identified on plans are, in addition to, and not a substitute for, those inspections required to be performed by a City's building inspector.

Development Services, for testing of materials, systems, components and, equipment. Offsite fabricator must be approved by the San Francisco County, Development Services for the fabrication of members and assemblies on the premises of the fabricator's shop.

Offsite fabricator shall submit an 'Application to perform Ofl-Site Fabrication' to the Inspection Services Division for approval prior to commencement of fabrication.

STRUCTURAL OBSERVATION:

1. Structural observation is required for the structural system in accordance with CBC. Structural observation is the visual observation of the elements and connections of the structural system at significant construction stages and the completed structure for general conformance to the approved plans and specifications. Structural observation does not waive the responsibility of the inspections

required of the building inspector of the deputy inspector. 2. The owner shall Employ a Civil or Structural engineer to perform the structural observation. the engineer shall be registered or licensed in the state of California. The department of building and safety recommends the use of the engineer responsible for the structural design when they are independent of

3. The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of the deficiencies without substantial effort or uncovering of the work involved. At a minimum, The following significant construction stages require a site visit and an observation report from the structural observer: Element to be observed

Anchor bolt placement

plans and specifications and the 2022 CBC 4. The Special Inspector shall furnish special inspection reports to the EOR, Contractor, Owner, and Building Official. All items not in compliance shall be brought to the immediate attention of the Contractor for correction, and if uncorrected, to the EOR and the Building Official. 5. Once corrections have been made by the Contractor, the Special Inspector shall submit a final signed report to the Building Official stating that the work requiring special inspection was, to the best of the Special Inspector's knowledge, in conformance with the approved construction plans and specifications

as well as the applicable workmanship provisions of the 2022 CBC. **SPECIAL INSPECTION REQUIRED FOR THE FOLLOWING:** 

Inspections per ESR-2508, Periodic Inspection required.

RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of San Francisco County for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California

components, contained in the statement of special inspections and, as required by the California

category of work required to have special inspection.

The construction materials testing laboratory must be approved by the San Francisco County.

Offsite fabricator shall submit a 'Certificate of Compliance for Off-Site Fabrication' to the Inspection Services Division prior to erection of fabricated items and assemblies.

FLOOR OR ROOF

AND DETAILS

TYPE PER PLAN -

POST PER PLAN

PANEL EDGE -

STUD WALL &

P.T.D.F. BOTTOM PLATE

HOLD DOWN ANCHOR

DEEPEN FOOTING AS

HOLD DOWN ANCHOR

REQ'D TO ACCOMMODATE

DBL TOP PLATES

**NON-BEARING 2X** 

STUDS @ 16" O.C.

TYPICAL SHEAR WALL ELEVATION

PARAMETER:

ROOF LOAD:

FLOOR LOAD:

DECK/BALCONY:

CANOPY LOAD:

EXPOSURE CATEGORY: C

MEAN ROOF HEIGHT: 18 FT

G, Gust Factor: 0.85 (ASCE 26.9.1)

SOIL BEARING PRESSURE: 1500 PSF

Structural Design Data

1/4" = 1'-0"

BUILDING TYPE: LOW RISE (< 60FT)

Building Code chapter 16 and ASCE 7

**BUILDING LOADS:** 

LIVE LOAD:

20 PSF

40 PSF

60 PSF

20 PSF

\*MINIMUM VALUE USED. ACTUAL VALUES ARE

BASIC WIND SPEED, V = 92 MPH (ASCE 26.5.1)

K<sub>d</sub>, Directionality Factor: 0.85 (ASCE Table 26.6-1)

MIN. WIND PRESSURE: 16 PSF (ASCE 27.4.7)

VALUES FOR CLASS 5, TYPE CL, ML, MH, CH)

(CBC TABLE 1806.2 PRESUMPTIVE LOAD-BEARING

K<sub>h</sub>,K<sub>z</sub>, Exposure Coefficient: 0.7 to 30ft (ASCE Table 28.3-1)

K<sub>zt</sub>, Topographic Factor: 1.0 (ASCE 26.8.2)

W/ A.B. PER PLAN

TYPE PER PLAN -

**EMBEDMENT** 

MIN. LAP BTWN PLATES

TYPICAL TOP PLATE SPLICE

TYPICAL NON-BEARING WALL PARTITION

W/(12)16d NAILS - STAGGERED

3" MIN. (TYP)

STUDS OR

FRAMING PER PLANS

**BLKG AT HORIZONTAL** 

SHEETING PER PLAN

PER PLAN, TYP

EDGE NAILS

Foundation . . . . . Footing reinforcing steel placement

**BM PER PLAN** 

**BEAM HANGER AT** 

POST INTERSECTION

OF BEAMS, HANGER

PER PLAN OR

SCHEDULE

BEAM PER

DBL TOP PLATES

DBL STUDS OR

POST PER PLAN

2X PTDF PLATE W/ HILTI POWDER

MIN. EMBED. = 1 3/4" (ICC ESR 1663)

DRIVEN SHOT PINS @ 32" O.C.

MIN. SHANK DIAM. = 0.145"

JOINTS IN LOWER

PLATE TO BE OVER

STUDS @ 16" O.C.

CENTER OF STUD

PLAN (FLUSH)

Structural steel welding, bolting

ECC/CC POST CAP PER

**BEAM PER PLAN** 

POST CONNECTION

MST 24 OR STRAP

PER PLAN

STUDS @ 16" O.C.

TYPICAL DRAG STRAPS TO BEAM

HEADER PER PLAN

OR SCHEDULE

PLAN OR SCHEDULE

4. The structural observer shall prepare a report for each significant stage of construction observed. The original of the observation report shall be sent to the building inspector's office and shall be signed and sealed (wet stamp) by the responsible structural observer. One copy of the observation report shall be attached to the approved plans. The copy attached to the plans need not be sealed but shall be signed by the responsible structural observer or their designee. Copies of the report shall also be given to the

Owner, Contractor, and Deputy Inspector. 5. A final observation report must be submitted which shows that all observed deficiencies were resolved and the structural system generally conforms with the approved plans and specifications. The department of building and safety will not accept the structural work without this final observation report and the correction of the specific deficiencies noted during normal building and deputy inspection. 6. The engineer or architect of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.

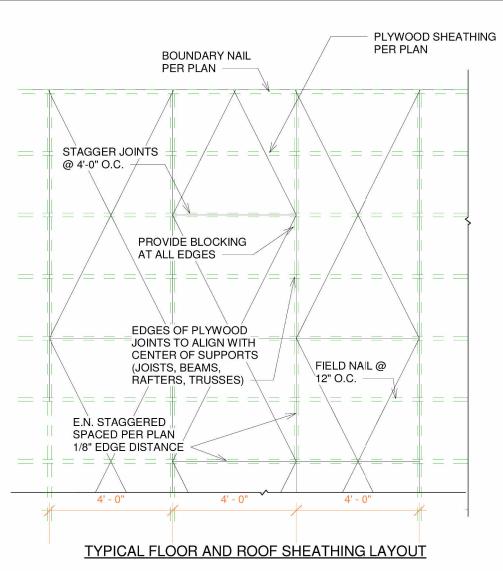


PLATE ATTACHMENT

PER PLAN

JOISTS, OR BLKG

STRAP TYPE HOLD

DOWN PER PLAN

**DBL TOP PLATES** 

STUDS OR POST

FIELD NAILS

PER PLAN

Basis of design of structures is structural calculations using design parameters per California

DEAD LOAD:

15 PSF\*

25 PSF

15 PSF

15 PSF

USED WHEN THEY EXCEED VALUES LISTED ABOVE | Fa: 1.200 Fv: 1.900

3X STUD AT

ABUTTING PANEL

STRAP TYPE

CONCRETE SLAB

BEYOND PER

HOLD DOWN PER

SEISMIC DESIGN

SITE CLASS: D

OCCUPANCY CATEGORY: II

S<sub>S</sub>: 1.571 | S<sub>MS</sub>: 1.885

S<sub>1</sub>: 0.636 S<sub>M1</sub>: 1.208

S<sub>DS</sub>: 1.257 | S<sub>D1</sub>: 0.806

ASCE 12.2-1

R = 6.5

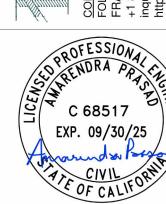
 $\Omega = 3.5$ 

I = 1.0

Cd = 4.0

PER DETAILS

Oo



REVISION DATE DESCRIPTION 05/08/2025

 $\mathcal{C}$ 

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REMODE TERIOR 4

Sheet Title:

Structural Notes Project No.#: 2505004

S<sub>1.0</sub>

MATERIALS (U.N.O.)

SOIL: NO SOILS REPORT. SOIL BEARING PRESSURE: 1500 PSF; (CBC TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES FOR CLASS 5, TYPE CL, ML, MH, CH)

**CONCRETE**: 2,500 psi @ 28 Days

REINFORCING STEEL: GRADE 40 A-615 DEFORMED BARS #5 AND SMALLER GRADE 60 #6 AND LARGER **ANCHORS**: SIMPSON SSTB HOLD DOWN BOLTS PER PLANS

NOTES:

1. ALL HOLD DOWNS, HARDWARE, AND REINFORCING STEEL TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION

2. VERIFY AND CHECK ALL DIMENSIONS WITH FLOOR PLAN BEFORE CONCRETE SLAB, FOOTINGS OR FOUNDATIONS AND PLUMBING LINES ARE PLACED. ANY DISCREPANCIES SHOULD BE NOTIFIED TO THE DESIGNER, IN WRITING, BEFORE WORK IS COMMENCED 3. ALL NEW SILL PLATES SHALL HAVE FULL BEARING ON THE FOUNDATION WALL OR SLAB AND SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER x 12" LONG ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE W/ 3"X3"X3/16" PLATE WASHERS AT 60" O.C. MAX. UNLESS SPECIFIED OTHERWISE ON SHEARWALL SCHEDULE. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. ALL SILL PLATES TO BE PRESSURE TREATED D.F.

4. THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL EMBEDDED ITEMS, ALL HOLDDOWNS, ELECTRICAL FLOOR PLUGS, HVAC ITEMS, ETC, WITH THE FLOOR PLAN, FRAMING PLAN, ELECTRICAL PLAN AND MECHANICAL PLAN, PRIOR TO PLACING CONCRETE AND SHALL NOTIFY THE ARCHITECT IN WRITING IF DISCREPANCIES ARE FOUND. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR LOCATION OF EQUIPMENT.

5. ALL HOLDDOWNS, ANCHOR BOLTS, POST AND COLUMN BASES, AND OTHER FOUNDATION ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION AND OR INSTALLATION RECOMMENDATIONS. 6. FOOTING DEPTHS INDICATED ON DRAWINGS ARE MINIMUM FROM ADJACENT

GRADE, PLACED INTO UNDISTURBED SOIL OR CERTIFIED FILL. DEEPEN FOOTINGS AS REQUIRED TO MAINTAIN STEEL 3" CLEAR FROM SOIL. 7. WOOD POSTS AND COLUMNS EXPOSED TO WEATHER OR WATER SPLASH REQUIRE A STANDOFF OR ELEVATED POST BASE. 8. SEE SHEAR WALL SCHEDULE FOR SIZE AND SPACING OF SHEAR ANCHOR BOLTS 9. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLDDOWNS AND ANCHOR BOLTS FOR PROPER ALIGNMENT TO THE FRAMING 10. PROVIDE UFER GROUND (20 FT CONT. 1/2" REBAR IN FOOTING) AT ELECTRICAL SERVICE AND SUB PANELS IN DETACHED BUILDINGS

11. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (CRC R401.3) 12. ALL SILL PLATES THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GROUND SHALL BE PRESSURE-TREATED WOOD. (CRC R317.1)

SLAB
1. 5" NET 2500 PSI CONCRETE W/#4 @ 18" O.C. EA. WAY OVER 15 MIL STEGO WRAP.
2. PROVIDE WEAKENED PLANE JOINTS @ 15 FT O.C. EA. WAY @ INTERIOR SLABS.
APPLY CURING COMPOUNDS COMPATIBLE WITH FLOOR FINISHES.

FOOTINGS

1. SIZE AS NOTED: 2500 PSI CONCRETE W/MINIMUM 2-#5 BAR TOP & BOTTOM OF 2. DEEPEN FOOTING AS REQUIRED TO MAINTAIN 3" CLEAR TO SOIL

EXTERIOR SLABS:

1. PROVIDE #3 REBAR DOWELS @ 24" O.C., 12" EMBEDMENT, AT ADJOINING FLATWORK 2. PROVIDE THICKENED EDGE AT PERIMETER OF ALL FLATWORK

3. PROVIDE WEAKENED PLANE JOINTS @ 6" O.C. EACH WAY @ EXTERIOR SLABS
4. MAINTAIN POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM STRUCTURES AT

Foundation Notes1 √ 3/16" = 1'-0"

Structural Foundation Schedule					
Phase Created	Phase Demolished	Type Mark	Description		
Existing	None	(E) CFtg01	12"W X 12"D Continous Footing w/(2)#4 T&E		
Existing	None	(E) CFtg02	24"W X 12"D Continous Footing w/(4)#5 T&E		
Existing	None	(E) FTG01	24"SQx18"D (3)#5 Each Way		
Existing	None	(E) FTG02	30"SQx18"D (4)#5 Each Way		

# FRAMING PLAN LEGEND (E) WALL BELOW LEVEL (N) WALL BELOW FRAMING (E) WALL ABOVE FRAMING (N) WALL ABOVE FRAMING (N) CONCRETE FTG W/STEM WALL (E) CONCRETE FTG W/STEM WALL POST BELOW LEVEL

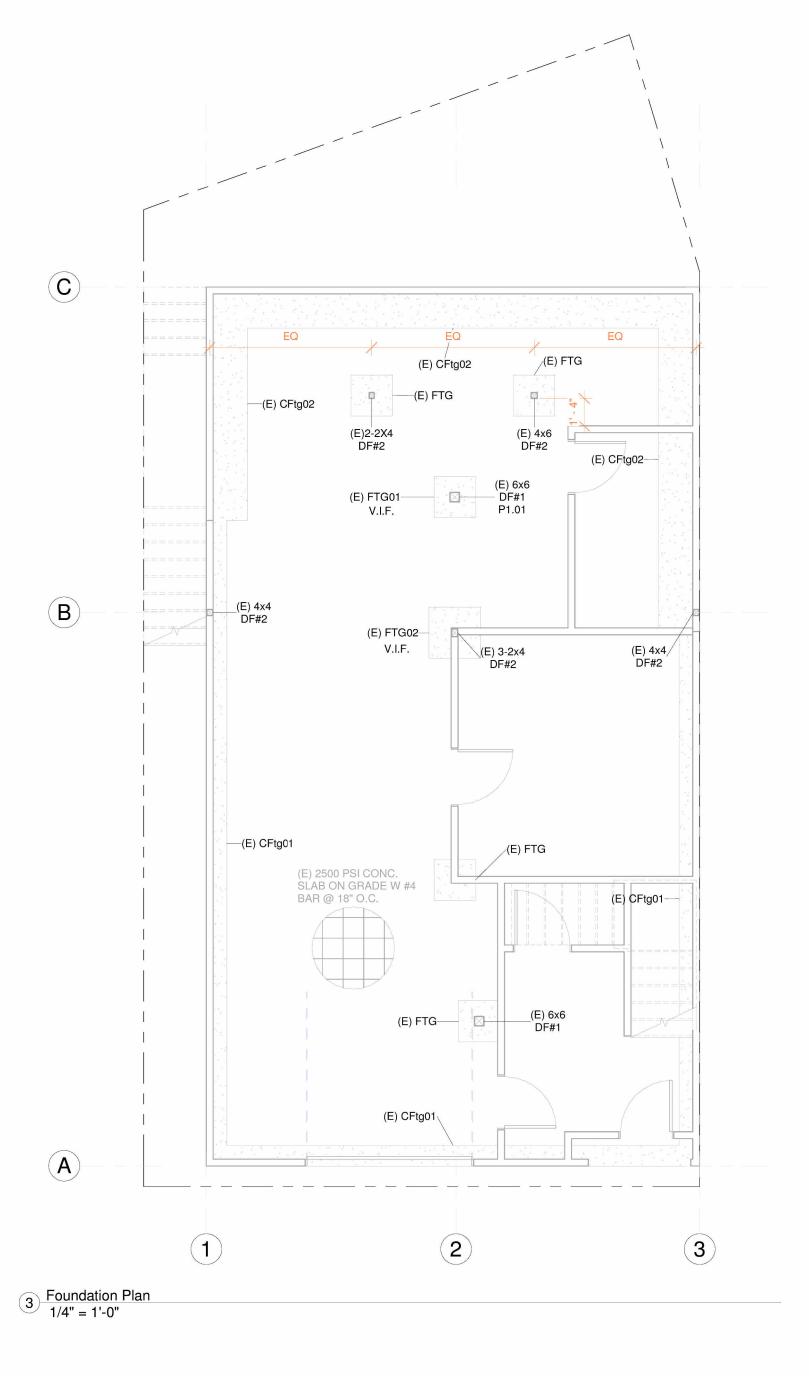
- BEAM AT LEVEL TYPE AND SPACING FROM JOIST SCHEDULE → JOIST FRAMING AT LEVEL

SHEAR WALL (BELOW LEVEL) HOLD DOWN PLAN NOTATION REFERENCE ROOF, FLOOR, DECK SHEATHING

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MIN. SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. <u>FLOOR</u>: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. BALCONY: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N.

1. GC TO FIELD VERIFY INFO OF EXISTING FOUNDATION AS DETAILED IN FOUNDATION SECTIONS AND DETAILS AND AS CALLED OUT OF FOUNDATION PLAN. REPORT TO ENGINEER OF RECORD IN CASE OF DISCREPANCY.

2. GC TO FIELD VERIFY LAYOUT OF EXISTING FLOOR FRAMING AND ELEVATIONS AS SHOWN IN PLAN. REPORT TO ENGINEER OF RECORD IN CASE OF ANY DISCREPANCY.



REVISION DATE DESCRIPTION 05/08/2025

WILDE

Sheet Title:

INTERIOR REMODEI

Foundation Plan

Project No.#: 2505004

FRAMING NOTES: 1. Prior to calling for inspection the contractor shall provide the building official with special inspection reports for all epoxy installation and architect/engineer's approval for any deviation from the approved drawings. Roof truss calculations to be provided by truss manufacturer
 Framing contractor shall verify plate and beam heights with floor plans, elevations and ceiling plans Use solid blocking to construct cripple walls with a stud height of 14" or less
 Provide solid blocking between joists/rafters at all bearing points and mid span where joists exceed 14' length 6. All exterior walls to be 2"x4" framing or larger 7. Provide edge/boundary (oce) nailing @ all drags, holddown posts, and diaphragm blocking in line with shear walls 8. Metal connectors refer to simpson strong-tie connectors ref. C-2007. All nail holes require nailing for rated loads 9. Provide stitch nailing (16d @ 12" o.c. staggered) where double framing members are used and at wall intersections. 10. Building top plate lap splice length shall be 7' w/2-16d nails per ft. Splice length may be reduced at end walls to 4' w/2-16d nails per ft.

11. Window headers shall be 4"x8" df/l #2 or better w/1 jack stud and 1 king stud. Window sills shall be 2"x4" df/l. 12. Shear panels shall be installed as shown on plans. Provide nailing per nail schedule for 13. MST27 and MST37 may be installed on double 2"x framing if centered with equal nails in each member. MST48 requires 4"x framing 14. Use LPT4 or A35 between top plate and rim joists @ 24" O.C w/12-8d X 1-1/2" common 15. Install H2.5A @ 24" O.C. w/5-8d common nails at 2nd floor top plate.16. Anchor Headers to studs in shear walls with LST21 straps. Nail per manufacturer's 17. Plywood shall be continuous under California-fill. 18. A certificate of conformance is required prior to framing for glue-laminated wood 19. Steel plate washers shall be 3"X3"X.229" used on each bolt; the hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1 3/4", provided a standard cut washer is placed between the plate washer and nut. 20. Sill Plates shall be elevated a minimum 8" above finish grade per Section 2304.11.2.2. 21. Provide firestops: - In enclosed vertical and horizontal spaces @ 10' o.c. max - At all interconnecting vertical and horizontal spaces - In openings around pipes, ducts and fireplaces - At openings between chimney chases and attics 22. Fasteners for preservative-treated wood (in all applications) and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronz, or coper (CBC 2304.9.5) Exception: Plain carbon steel faseners in SBX/DOT and zinc borate preservative-treated wood in dry, interior environment Exception: Fasteners other than nails, timber rivets, wood screws, and lag scews may be mechanically deposited zinc-coated steel FRAMING MATERIALS (U.O.N.) STUDS: 2"X6" DF/L STUD GRADE @ 16" O.C. MAX HEADERS: 4"X DF/L #1 & BETTER 6"X DF/L #1 & BETTER GLULAM BEAMS: 24F-4V DF/DF RIM JOISTS: 2X12 D.F.#1 ROOF SHEATHING: 15/32" APA RATED SHEATHING, EXP 1, 24" MIN. SPAN RATING FLOOR SHEATHING: 23/32" APA RATED STURD-1-FLOOR,T&G, 48/24 SPAN RATING SHEAR PLY: 15/32" STR 1 OSB OR PER SHEAR WALL SCHEDULE

**BEAM SCHEDULE** Mark Phase Cree FB-201 Existing (E) 4x6 DF#2 V.I.F. None (E) 4X12 DF#2 W/(N) 2-1 3/4X11 7/8 None

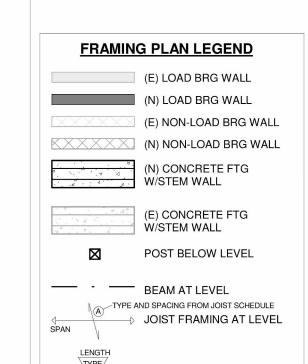
LVL 2.0E

4x12 DF#2

(E) 6X12 DF#1 V.I.F.

Framing Notes 1/4" = 1'-0"

RB-301 Proposed



SHEAR WALL (BELOW LEVEL)

ROOF, FLOOR, DECK SHEATHING

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MIN. SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. <u>FLOOR</u>: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. PLAN NOTATION REFERENCE

BALCONY: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N.

 GC TO FIELD VERIFY LAYOUT OF EXISTING FLOOR FRAMING AND ELEVATIONS AS SHOWN IN PLAN. REPORT TO ENGINEER OF RECORD IN CASE OF ANY DISCREPANCY. (E) BEAM (E) BEAM (E) 6x6 DF#1 P1.01 OPTION 2: REPLACE (E) 4X12 DF#2 WITH (N) 6X12 DF#1 (E) 4X12 DF#2 W/(N) 2-1 3/4X11 7/8 LVL 2.0E (E) 4x6 DF#2 V.I.F. FB-202 (E) 4x4 (E) 4x4 (E) 3-2x4/ DF#2 DF#2 2X8 DF#2 @ 16" O.C. 2X8 DF#2 @ 16" O.C. 2nd Floor Framing Plan 1/4" = 1'-0"





REVISION	DATE	DESCRIPTION
1	05/08/2025	-

14 WILDER STREET, SAN FRANCISCO, CA INTERIOR REMODEL

Sheet Title:

2nd Floor Framing

Project No.#: 2505004

S3.0

FRAMING NOTES:

1. Prior to calling for inspection the contractor shall provide the building official with special inspection reports for all epoxy installation and architect/engineer's approval for any deviation from the approved drawings.

2. Roof truss calculations to be provided by truss manufacturer 3. Framing contractor shall verify plate and beam heights with floor plans, elevations and

ceiling plans

4. Use solid blocking to construct cripple walls with a stud height of 14" or less5. Provide solid blocking between joists/rafters at all bearing points and mid span where joists exceed 14' length

6. All exterior walls to be 2"x4" framing or larger 7. Provide edge/boundary (oce) nailing @ all drags, holddown posts, and diaphragm blocking in line with shear walls 8. Metal connectors refer to simpson strong-tie connectors ref. C-2007. All nail holes require

nailing for rated loads 9. Provide stitch nailing (16d @ 12" o.c. staggered) where double framing members are used and at wall intersections.

10. Building top plate lap splice length shall be 7' w/2-16d nails per ft. Splice length may be reduced at end walls to 4' w/2-16d nails per ft. 11. Window headers shall be 4"x8" df/l #2 or better w/1 jack stud and 1 king stud. Window

12. Shear panels shall be installed as shown on plans. Provide nailing per nail schedule for

13. MST27 and MST37 may be installed on double 2"x framing if centered with equal nails in each member. MST48 requires 4"x framing
14. Use LPT4 or A35 between top plate and rim joists @ 24" O.C w/12-8d X 1-1/2" common

15. Install H2.5A @ 24" O.C. w/5-8d common nails at 2nd floor top plate. 16. Anchor Headers to studs in shear walls with LST21 straps. Nail per manufacturer's

17. Plywood shall be continuous under California-fill.

18. A certificate of conformance is required prior to framing for glue-laminated wood

19. Steel plate washers shall be 3"X3"X.229" used on each bolt; the hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1 3/4", provided a standard cut washer is placed between the

plate washer and nut. 20. Sill Plates shall be elevated a minimum 8" above finish grade per Section 2304.11.2.2.

21. Provide firestops: - In enclosed vertical and horizontal spaces @ 10' o.c. max

At all interconnecting vertical and horizontal spaces
 In openings around pipes, ducts and fireplaces
 At openings between chimney chases and attics

22. Fasteners for preservative-treated wood (in all applications) and fire-retardant-treated

wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronz, or coper (CBC 2304.9.5) Exception: Plain carbon steel faseners in SBX/DOT and zinc borate preservative-treated

wood in dry, interior environment Exception: Fasteners other than nails, timber rivets, wood screws, and lag scews may be mechanically deposited zinc-coated steel FRAMING MATERIALS (U.O.N.)

STUDS: 2"X6" DF/L STUD GRADE @ 16" O.C. MAX

HEADERS: 4"X DF/L #1 & BETTER
6"X DF/L #1 & BETTER

GLULAM BEAMS: 24F-4V DF/DF RIM JOISTS: 2X12 D.F.#1

ROOF SHEATHING: 15/32" APA RATED SHEATHING, EXP 1, 24" MIN. SPAN RATING FLOOR SHEATHING: 23/32" APA RATED STURD-1-FLOOR,T&G, 48/24 SPAN RATING SHEAR PLY: 15/32" STR 1 OSB OR PER SHEAR WALL SCHEDULE

1 Framing Notes2 1/4" = 1'-0"

	BEAM SCHEDULE		
<u>Mark</u>	Phase Created	Phase Demolished	<u>Type</u>
FB-201	Existing	None	(E) 4x6 DF#2 V.I.F.
FB-202	Existing	None	(E) 4X12 DF#2 W/(N) 2-1 3/4X11 7/8 LVL 2.0E
FB-203	Existing	None	(E) 6X12 DF#1 V.I.F.
RB-301	Proposed	None	4x12 DF#2

# FRAMING PLAN LEGEND (E) WALL BELOW LEVEL (N) WALL BELOW FRAMING (E) WALL ABOVE FRAMING (N) WALL ABOVE FRAMING (N) CONCRETE FTG W/STEM WALL (E) CONCRETE FTG W/STEM WALL POST BELOW LEVEL BEAM AT LEVEL TYPE AND SPACING FROM JOIST SCHEDULE JOIST FRAMING AT LEVEL

- HOLD DOWN

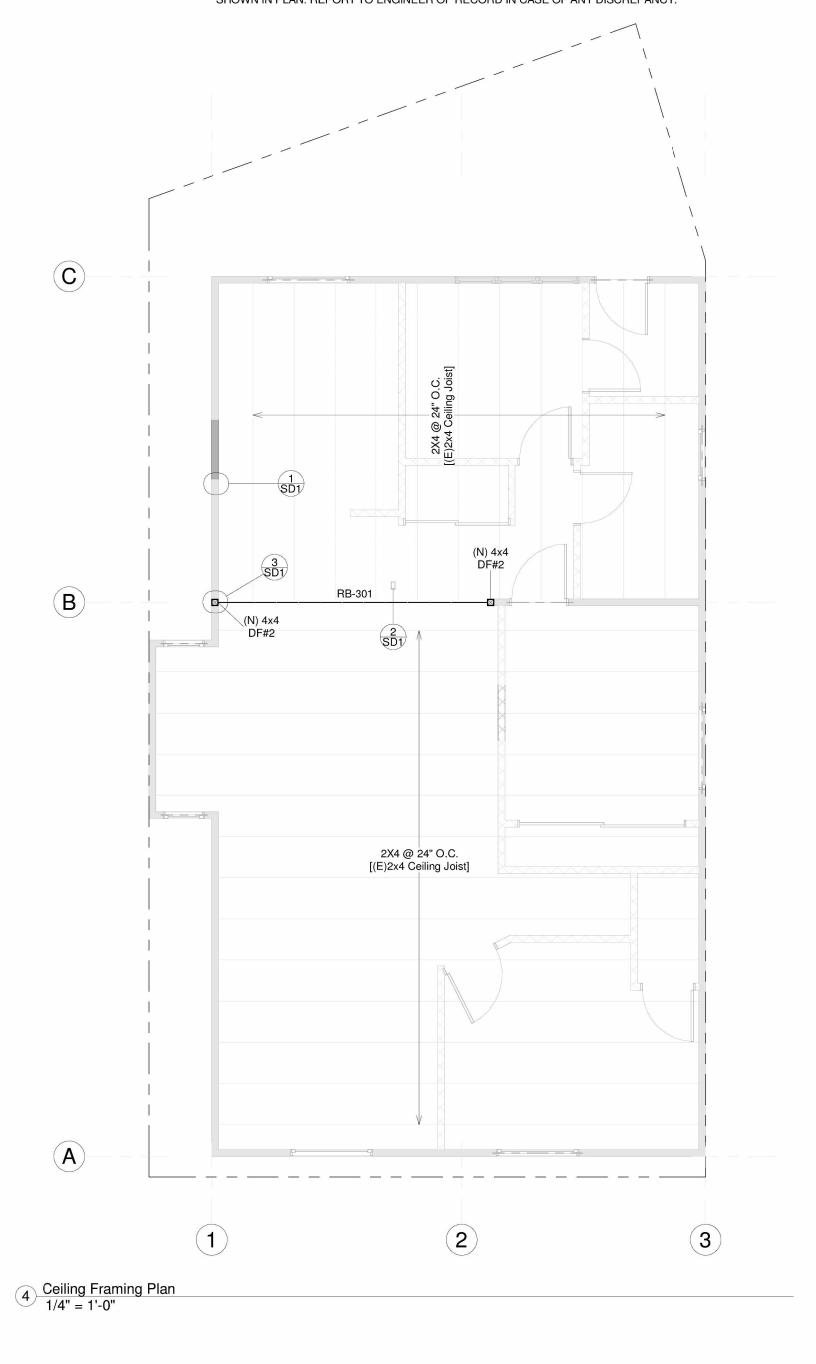
1 PLAN NOTATION REFERENCE

SHEAR WALL (BELOW LEVEL)

# ROOF, FLOOR, DECK SHEATHING

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MIN. SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. FLOOR: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. BALCONY: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N.

1. GC TO FIELD VERIFY LAYOUT OF EXISTING FLOOR FRAMING AND ELEVATIONS AS SHOWN IN PLAN. REPORT TO ENGINEER OF RECORD IN CASE OF ANY DISCREPANCY.





REVISION	DATE	DESCRIPTION
<u>_1</u>	05/08/2025	-

INTERIOR REMODEL 14 WILDER STREET SAN FRANCISCO, C

Sheet Title:

Ceiling Framing

Project No.#: 2505004

S4.0

FRAMING NOTES:

1. Prior to calling for inspection the contractor shall provide the building official with special inspection reports for all epoxy installation and architect/engineer's approval for any deviation from the approved drawings.

Roof truss calculations to be provided by truss manufacturer
 Framing contractor shall verify plate and beam heights with floor plans, elevations and

4. Use solid blocking to construct cripple walls with a stud height of 14" or less 5. Provide solid blocking between joists/rafters at all bearing points and mid span where joists exceed 14' length

6. All exterior walls to be 2"x4" framing or larger
7. Provide edge/boundary (oce) nailing @ all drags, holddown posts, and diaphragm blocking in line with shear walls 8. Metal connectors refer to simpson strong-tie connectors ref. C-2007. All nail holes require

nailing for rated loads 9. Provide stitch nailing (16d @ 12" o.c. staggered) where double framing members are used and at wall intersections.

10. Building top plate lap splice length shall be 7' w/2-16d nails per ft. Splice length may be reduced at end walls to 4' w/2-16d nails per ft. 11. Window headers shall be 4"x8" df/l #2 or better w/1 jack stud and 1 king stud. Window

12. Shear panels shall be installed as shown on plans. Provide nailing per nail schedule for

MST27 and MST37 may be installed on double 2"x framing if centered with equal nails in each member. MST48 requires 4"x framing
14. Use LPT4 or A35 between top plate and rim joists @ 24" O.C w/12-8d X 1-1/2" common

15. Install H2.5A @ 24" O.C. w/5-8d common nails at 2nd floor top plate. 16. Anchor Headers to studs in shear walls with LST21 straps. Nail per manufacturer's

17. Plywood shall be continuous under California-fill. 18. A certificate of conformance is required prior to framing for glue-laminated wood

19. Steel plate washers shall be 3"X3"X.229" used on each bolt; the hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1 3/4", provided a standard cut washer is placed between the plate washer and nut.

20. Sill Plates shall be elevated a minimum 8" above finish grade per Section 2304.11.2.2. 21. Provide firestops:

- In enclosed vertical and horizontal spaces @ 10' o.c. max

At all interconnecting vertical and horizontal spaces
 In openings around pipes, ducts and fireplaces
 At openings between chimney chases and attics

22. Fasteners for preservative-treated wood (in all applications) and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronz, or

coper (CBC 2304.9.5) Exception: Plain carbon steel faseners in SBX/DOT and zinc borate preservative-treated wood in dry, interior environment Exception: Fasteners other than nails, timber rivets, wood screws, and lag scews may be mechanically deposited zinc-coated steel

FRAMING MATERIALS (U.O.N.) STUDS: 2"X6" DF/L STUD GRADE @ 16" O.C. MAX

HEADERS: 4"X DF/L #1 & BETTER 6"X DF/L #1 & BETTER GLULAM BEAMS: 24F-4V DF/DF

RIM JOISTS: 2X12 D.F.#1

ROOF SHEATHING: 15/32" APA RATED SHEATHING, EXP 1, 24" MIN. SPAN RATING FLOOR SHEATHING: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING SHEAR PLY: 15/32" STR 1 OSB OR PER SHEAR WALL SCHEDULE

Framing Notes 1/4" = 1'-0"

BEAM SCHEDULE			
<u>Mark</u>	Phase Created	Phase Demolished	<u>Type</u>
FB-201	Existing	None	(E) 4x6 DF#2 V.I.F.
FB-202	Existing	None	(E) 4X12 DF#2 W/(N) 2-1 3/4X11 7/8 LVL 2.0E
FB-203	Existing	None	(E) 6X12 DF#1 V.I.F.
RB-301	Proposed	None	4x12 DF#2

# FRAMING PLAN LEGEND (E) LOAD BRG WALL (N) LOAD BRG WALL (E) NON-LOAD BRG WALL (N) NON-LOAD BRG WALL (N) CONCRETE FTG W/STEM WALL (E) CONCRETE FTG W/STEM WALL POST BELOW LEVEL BEAM AT LEVEL TYPE AND SPACING FROM JOIST SCHEDULE JOIST FRAMING AT LEVEL

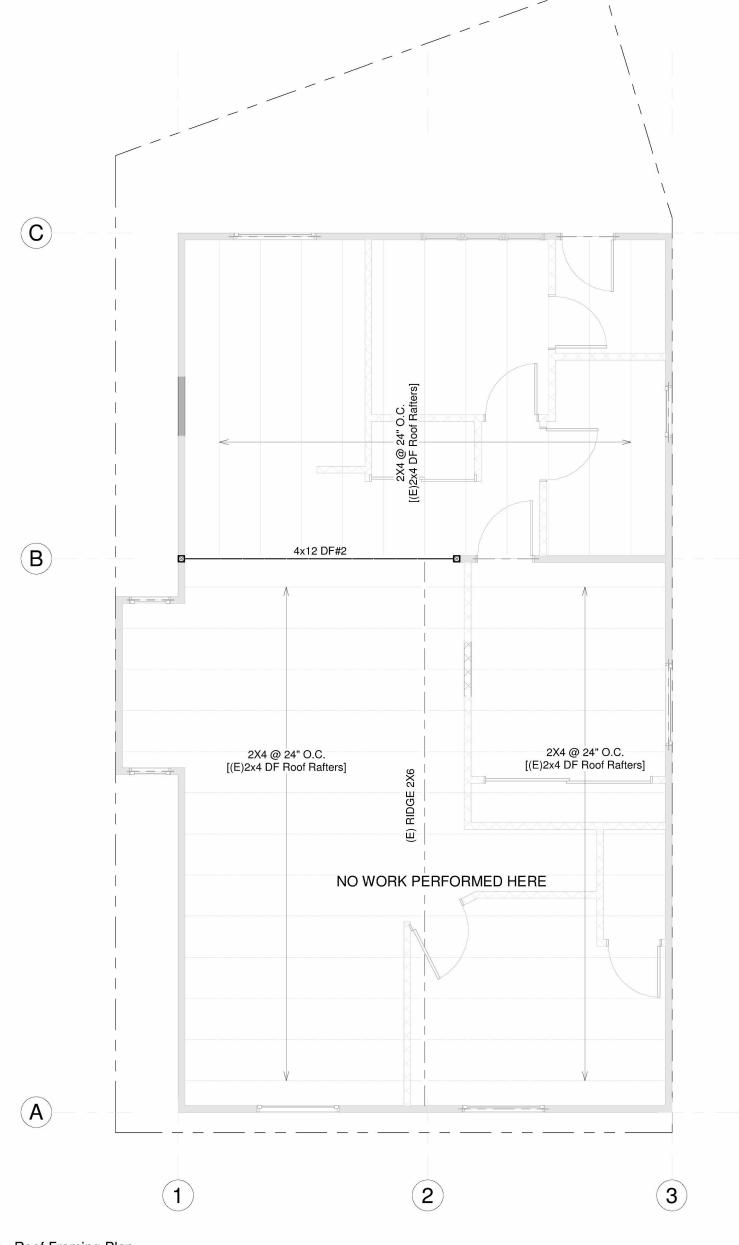
SHEAR WALL (BELOW LEVEL)

ROOF, FLOOR, DECK SHEATHING

ROOF: 15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MIN. SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. FLOOR: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N. PLAN NOTATION REFERENCE

BALCONY: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING, EXP 1 WITH 8d COMMON NAILS @ 6" O.C. (B.N. & E.N.), 8d @ 12" O.C. F.N.

1. GC TO FIELD VERIFY LAYOUT OF EXISTING FLOOR FRAMING AND ELEVATIONS AS SHOWN IN PLAN. REPORT TO ENGINEER OF RECORD IN CASE OF ANY DISCREPANCY.



Roof Framing Plan
1/4" = 1'-0"



REVISION	DATE	DESCRIPTION
1	05/08/2025	-

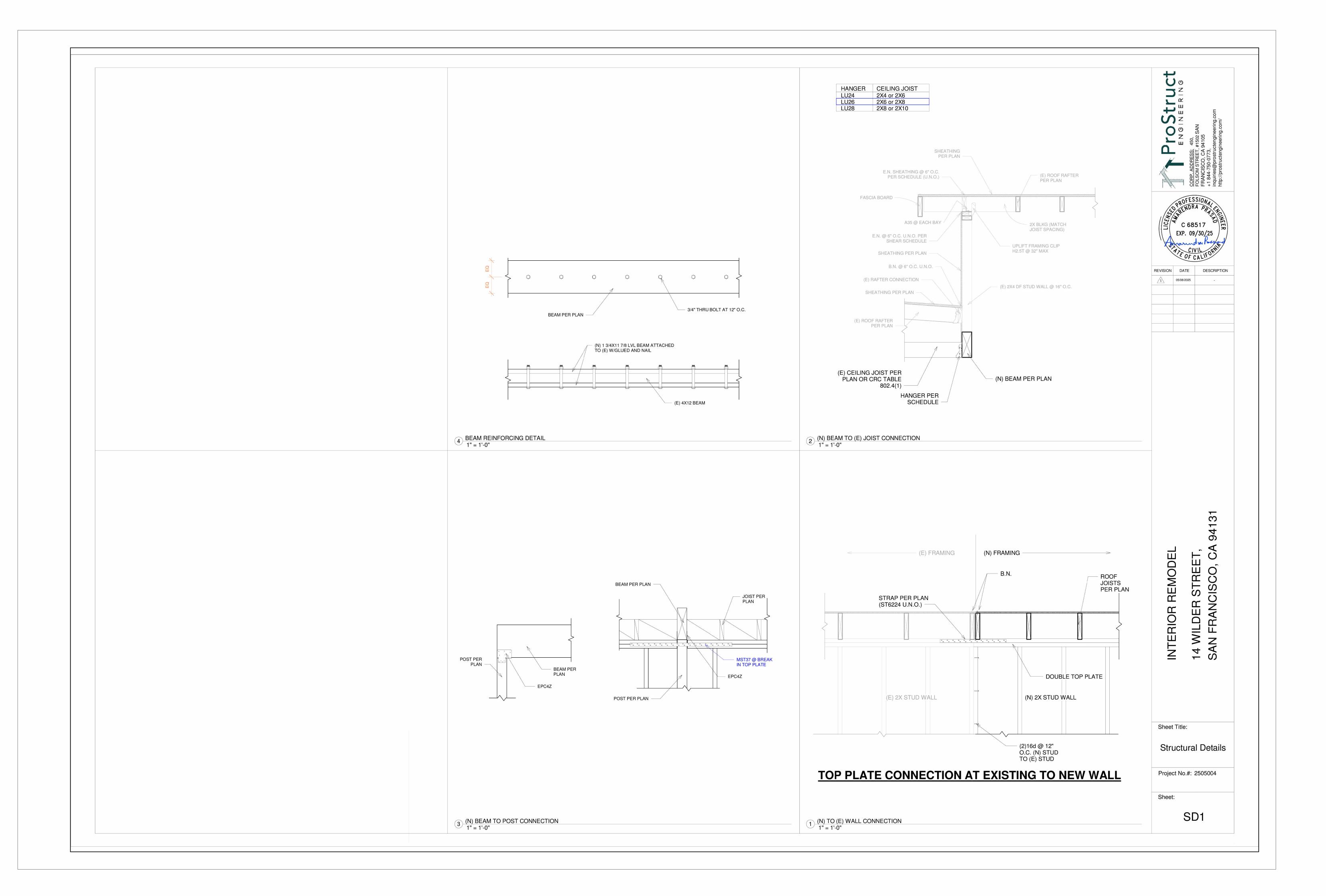
INTERIOR REMODEL 14 WILDER STREE SAN FRANCISCO, (

Sheet Title:

Roof Framing Plan

Project No.#: 2505004

S4.1









# **BOARD OF APPEALS BRIEF**

**HEARING DATE: July 30, 2025** 

July 23, 2025

Appeal Nos.: 25-024

**Project Address:** 14 Wilder Street Block/Lot: 6746/008

**Zoning District:** RH-2 (Residential-House, Two Family)

Central Neighborhoods Large Residence Special Use District

**Height District:** 

**Staff Contact:** Natalia Fossi, Deputy Zoning Administrator – (628) 652-7306

natalia.fossi@sfgov.org

### Introduction

The scope of Building Permit (BP) No. 202503172402 is an interior remodel of the existing singlefamily home to comply with Department of Building Inspection's Notice of Violation No. 202536257. Specifically, the work includes reconfiguration of walls on the second floor and replacement of kitchen cabinets.

Pursuant to DBI Information Sheet No. G-20, a residential interior remodel without any exterior work or change in dwelling unit count does not require review by the Planning Department. The permit holder filed an application with the Planning Department for this scope on May 12, 2025, and was informed that Planning's review is not required. Therefore, the application was withdrawn. Subsequently, the Planning Department reviewed this permit on June 9, 2025, and correctly determined that Planning Department's review is not applicable.

14 Wilder Street - Board of Appeals Brief

Appeal No. 25-024

Hearing Date: July 30, 2025

### Conclusion

Based on the reasons outlined above, there is no indication that BP No. 202503172402 is

inconsistent with the Planning Code.

cc: Kimon Manolius and Lisa Manolius (Appellant)

Ellis Raskin (Attorney for Appellant)

Christopher Rodehau (Permit Holder)

Joe Ospital (Department of Building Inspection)

Kevin Birmingham (Department of Building Inspection)

