

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

August 20, 2025

Agenda Item 6

Public Comment

Ms. Harris → Here are my comments. *Georgia*

#6.

Live in D8. Full of neighborhoods with steep hills:

Noe Valley, Twin Peaks, Corona and Corbett Heights, Dolores Heights, Fairmont Heights, Glen Park.

The other local requirements seem minor but the changes to the Slope Protection Act could have an impact on projects in these hilly neighborhoods.

At the Structural Subcommittee meeting which I attended, it was acknowledged that there is more construction on hilly lots. Ice Berg Houses.

↓
with excavation

I saw this across the street from me with 12 foot deep full lot excavation on my hill that created this below grade well with cement walls on three side to the adjacent yards that required extensive shoring for an approved second unit well below grade, a unit that has since been absorbed by the family and is lived in as a single family home even though it had egress issues.

At the Structural Subcommittee some of the peer review examples mentioned that flaws related to drainage and footings were found on the plans for project they reviewed.

There is a difference between a retaining wall and a four story building that also has floors below grade as is possible under the Rezoning....particularly since per the Planning Department this type of development may be the most financially feasible on the typical 25 x 100 or 114 lot.

Georgia Schumacher
GEORGIA SCHUMACHER 8/20/2055

Another thing that was said at the subcommittee meeting was that shoring plans shouldn't be delayed but should be part of the original submittal.

Is the public being protected enough? There is already streamlining under **AB 1114** adjacent property owners can no longer go to the Board of Appeals with these construction issues which was often the case and the Planning Commission does not deal with the issues of excavation or construction.

For example in the project across the street from me the adjacent neighbors had some traction with the developer over the excavation because they had the ability to file an Appeal at that time. That is now gone.

So here is are my questions:

Please explain how much oversight there will be in order to prevent a "black swan" event. It seems like there should be maximum oversight before DBI can issue the building permit.

— LESS
DISCRETION

Should major projects on these steep slopes, like new construction or major Alteration and additions have multiple inspectors reviewing the plans within a station at DBI if there is no longer going to be peer review? Can you standardize that and assure the public?

And also will there be a standard for completeness of drawings like the shoring plan or drainage issues or any other important structural issues before DBI accepts the plans for review? **Two Way Street.**

What is the
trigger

(30 Day State
Law)