



## DEPARTMENT OF BUILDING INSPECTION

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City & County of San Francisco

49 South Van Ness Street, San Francisco, California 94103

### CASE SUMMARY

Office of the Secretary

May 12, 2025

Property Name:	Kipp Bayview Academy
Appeal Addresses:	1060 Key Avenue
Block//Lot Nos.:	4994/003
Property Owner:	Kipp Bayview Academy
Project Designer:	Perkin & Will
Contact Person:	Melanie Turner
Application No:	202412317586
Appeal No.:	01-25
File Date:	May 9, 2025
Hearing Date:	May 28, 2025

Access Appeals Commission  
49 South Van Ness  
San Francisco, CA 94103

Dear Commissioners:

Appeal #01-25 has been made due to the approval of an Unreasonable Hardship Request (UHR) by the Department of Building Inspection (DBI) requiring Access Appeals Commission ratification.

BACKGROUND: 1060 Key Avenue is a private school campus consisting of various buildings. Permit application # 20412317586 is for a voluntary seismic upgrade at the Hope and Peace Buildings. Both buildings are (E) educational occupancy, one story with partial basement, fully sprinklered and Type V-B construction.

### DISCUSSION:

Building permit application #202412317586 located at 1060 Key Avenue is for making seismic improvements to two buildings on an elementary school campus in San Francisco Bayview District. Both buildings are primarily used as class rooms with associated offices. Permit history revealed no building permits issued at this site in the previous three-year period. PA#201005283433 to install 3 portable classroom buildings on the site with associated accessible restroom and accessible path of travel via ramp.

Unreasonable Hardship is defined in the California Building Code. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

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1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities.

When the adjusted construction cost, as defined, exceeds the current valuation threshold (\$203,611.00), as defined, and the enforcing agency determines the cost of compliance with Section 11B-202.4 is an unreasonable hardship, as defined, full compliance with Section 11B-202.4 shall not be required.

The total cost to upgrade for Hope and Peace Buildings is \$4,269,000. The cost to provide an accessible gate, ramp, and entry front door at the Hope Building and to upgrade the existing restroom to full accessible compliance is \$955,000 which is 29% of the total amount \$3,305,000 of the new structural upgrade. These accessible improvements to the path of travel to the entrance and accessible restroom are in order of importance listed in Section 11B-202.4 path of travel requirements in alterations, additions and structural repair of existing buildings.

Based on the cost disproportionality of creating full compliance to both Hope and Peace Buildings, the Department of Building Inspection granted this request for an Unreasonable Hardship.

Thank you,



Thomas Fessler  
Senior Building Inspector  
Secretary to the Access Appeals Commission

Enclosure

cc: Appellant  
Appeal Case File #01-25  
AAC Summary File