Letter of Determination

February 6, 2017

Mr. John Kevlin
Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104

Dear Mr. Kevlin:

This letter is in response to your request for a Letter of Determination regarding the property ("Property") at 167 Powell Street. The Property is located in the C-3-R (Commercial: Downtown Retail) Zoning District and 80/130-F Height and Bulk Districts. The Property is improved with a three-story commercial building constructed in 1907. Your letter requested confirmation that the top two floors of the Property do not contain Residential Units or Unauthorized Units as defined and regulated in Planning Code Section 317.

After reviewing the available building permit history for the Property, there is no evidence demonstrating that building permits have ever been approved or issued to legally establish and maintain a Residential Units at the Property. While records indicate that an unpermitted Hotel Use existed at the Property from approximately 1914 through 1960, no Permit of Occupancy or change of use from Office Use to Hotel Use was ever approved by the City. Moreover, while several building permits (as recent as 2015) list both Retail Sales and Service Uses and Hotel and/or Residential Hotel Uses as the existing uses of the Property, those building permits appear to erroneously reference a change of use to Hotel Use and/or Residential Hotel Use that was never legally established by the City. The Department of Building Inspection’s Report of Residential Building Record (3-R) shows no record of any Residential Units. Further, a review of records at the Rent Stabilization and Arbitration Board did not yield any evidence of Residential Units or Unauthorized Units at the Property.

In conclusion, the Planning Department has not found any permit records that authorize Residential Units at the Property. Further, the Planning Department has not found any evidence of Unauthorized Units at the Property. Given the available information, it is my determination that the Property does not contain Residential Units or Unauthorized Units as defined and regulated in Planning Code Section 317.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination
is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

[Signature]
Scott F. Sanchez
Zoning Administrator

cc: Nicholas Foster, Planner
    Property Owner
    Neighborhood Groups
    BBN Requestor (if any)
By Messenger

Scott Sanchez, Zoning Administrator
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 167 Powell Street – Letter of Determination Request
Our File No.: 6876.15

Dear Mr. Sanchez:

Our office represents the master lessee of 167 Powell Street (the “Property”). The Property is a three-story, 9,504 square foot building located at the corner of O’Farrell and Powell Streets in the Union Square neighborhood. The Property’s ground floor is occupied by retail spaces, and its upper stories have been vacant for over 50 years.

The owner of the Property is considering an adaptive re-use of the top two stories, specifically the establishment of retail use consistent with the applicable C-3-R zoning district. We submit this Letter of Determination request to confirm that the top two stories are not considered residential units subject to Section 317 of the Planning Code and that no residential or residential hotel use exists at the Property. Both the permit history of the Property’s second and third stories and a 1960s enforcement action by the Department of Public Works demonstrate that the Property does not have residential units that would make any establishment of retail use on the top stories subject to Section 317.

A. Building Permit History Demonstrates Commercial Use

The Property’s building permit history—dating from 1907—consistently demonstrates commercial uses at the site and does not refer to any residential use. No building permit has ever been issued for any residential use at the Property.

The building was built for ground-floor retail below office on the second and third stories. The original construction permit for the Property from 1907 is attached as Exhibit A, and identifies the use of the building as “office.” A review of the plans approved with the permit identify the ground floor spaces as “stores” and the second and third floors as a series of “offices”. The original construction plans are attached as Exhibit B.
The subsequent building permit history for the Property similarly demonstrates commercial use, as either office or retail. A chart listing the permit history is included at the end of this letter as Appendix 1, and each of the permits are attached as Exhibit C. Since the building was constructed, proposed uses have been classified as “office”, “store”, “cigar stand”, “smoke shop”, “offices & stores”, “stores”, and “retail”. None of these permits identify residential uses of any sort.

B. Unpermitted Hotel Use

Despite the fact that no residential use was ever legally established at the Property pursuant to a building permit, city records indicate that an unpermitted residential hotel use did operate at the Property roughly between 1914 and 1960. The following provides an overview of these city records.

1. 1914-1960: Period of Unpermitted Residential Hotel Use

During this period, it appears the Property began operating as a residential hotel, beginning around 1914. Documents indicate 22 rooms on the upper two floors, with one apartment on the second floor and 17 guestrooms between the two floors. In 1956 and 1958, city records indicate condemnation and enforcement efforts against the Property for inadequate egress and fire escape, as well as insufficient toilets and baths, for a residential hotel use. The following documents are available:

- Undated, Description of Hotel and Lodging House. No details provided.
- September 20, 1917, Hotel or Lodging House Description. Identifies name as Buick House.
- December, 1924, Application for Renewal of Certificate to Occupy for Human Habitation. No issuance of certificate noted.
- January 1, 1942, Permit to Occupy for Hotel.
- January 27, 1950, Permit to Occupy for Hotel. No issuance of permit noted.
- January 26, 1956, Application for Permit of Occupancy.
- January 26, 1956, Disapproval of Permit of Occupancy.
- February 17, 1958, Permit to Occupy for Hotel.
- February 20, 1958, Notice to Abate Nuisance. Identifies issues with egress and fire escape.
- March 12, 1958, Permit of Occupancy for Hotel. Stamped "Permit Revoked."

These documents are attached as Exhibit D.

2. 1960-1965: City Enforcement Process and Condemnation Action

In March of 1960, the city's Department of Public Works issued a report providing an overview of the history of the Property. The report identifies the Property was originally approved as an office building and that the second and third floors were being used as a residential hotel at the time of the report (with one apartment and 17 "families"). The report clearly states: "There is no approved permit to show any change of occupancy use from offices to hotel..." It goes on to state "The condition and arrangement of the building does not meet the minimum requirements of the San Francisco Building and Housing Codes." A total of 29 building, housing and electrical code violations are cited in the report, which concludes "Based on the foregoing report it is recommended that the owner of this property secure such permits as necessary for such work required to correct all listed violations or any others which may be found during the period of rehabilitation. If it is economically impracticable to do this then a recommendation for returning building to such an occupancy as found practicable would be in order with compliance with all governing codes."

The 1960 report initiated a five year enforcement process, with the city bringing a condemnation action against the Property, resulting in a 1965 agreement between the city and the owner. The city agreed to end the condemnation action once the owner recorded a statement that they would barricade and keep the upper floors vacant until a permit is issued to bring the building into compliance with the various city codes.

The following documents apply to this period of time:

- February 12, 1960, Application for Permit of Occupancy.
- February 2, 1960, Permit to Occupy Hotel.
- July 29, 1960, Notice of Condemnation. The notice condemns the building and orders the owner to obtain a permit to demolish the building or a permit to bring it in conformance with the Housing Code.
- 1961, Permit to Occupy Hotel. Permit is disapproved, citing nine violations, including cooking and sleeping in the same room, insufficient toilets and insufficient baths.
January 20, 1961, Letter from Director of Public Works to City Attorney. Letter indicates the Property owner had taken no action in response to the condemnation notice and requests the city attorney take action against the owner.


1961-1965, letters between Director of Public Works and City Attorney. These letters provide updates on each office's actions during the condemnation process. November 24, 1961 is first indication that upper two floors are barricaded and vacant.

April 23, 1965, letter to City from Property owner. Indicates that as of the date of the letter, the Property had been inspected, and that the building was not being used for residential occupancy.

1963 onward, case history and action report for Property. June 10, 1965 record states:

Yesterday Mr. Levy [DPW Director] agreed to permit closing of this condemnation action if the owners recorded a statement that they would not reoccupy the two upper floors without getting a permit and bringing the building into compliance and that they would keep it barricaded, weather tight, and presentable looking adding that it would be inspected by them each week. Today I spoke with Mr. Steinhardt, owner's attorney, and he believes this is a good solution. He is to send a letter to Levy to nail this down. I also phoned Mr. Minton, deputy city attorney, and he agrees also.

The case history confirms the upper floors were vacant and barricaded on several occasions between 1975 and 1986.

December 8, 1965, DPW Order 71 443. Revocation of previous condemnation order.

These documents are attached as Exhibit E.

3. 1965-Current: Non-Use of Upper Two Floors

The upper two floors of the building have been vacant for the roughly 50 years since the condemnation action. While some records identify the one apartment and 17 guest rooms from the previous certificates of occupancy, these records also confirm the vacancy of these floors during this period. The Property has had the same ownership since the condemnation action.

The following documents apply during this period:
October 19, 1967, Permit to Occupy. Indicates the building is vacant.
June 23, 1969, DPW record. Indicates building is vacant under lock and key.
July 21, 1978, Application for Permit of Occupancy. No record of any permit of occupancy being issued at this time.
August 7, 1992, Smoke Detector Inspection Report. Indicates the building does not meet current standards for smoke detectors.
August 25, 1992, Complaint Record. Indicates building is vacant, except for six businesses (ground floor).
October 15, 1997, Notice of Violation. Cites permits issued in error, changing the use of the residential lobby on the ground floor from residential hotel to mercantile use without a permit.
February 1, 2007, Certificate of Final Completion and Occupancy. For seismic retrofit, however, notes "No occupancy of R-1 units allowed under this permit."

These documents are attached as Exhibit F. Current photographs of the upper two floors, depicting conditions that illustrate the many years of non-use, are attached as Exhibit G.

C. No Residential Units Subject to Planning Code Section 317 Exist Today

San Francisco Planning Code Section 317 requires Planning Commission authorization for the demolition, merger or conversion of existing Residential Units or Unauthorized Units. No such units exist at the Property, as discussed herein:

1. Residential Units

A "residential unit" is defined by Planning Code Section 317 as "a legal conforming or legal nonconforming Dwelling Unit, a legal nonconforming Live/Work Unit or Group Housing." A "nonconforming use" is defined by Planning Code Section 180(a)(1) as "a use which existed lawfully at the effective date of this Code, or of amendments thereto...and which fails to conform to one or more of the use limitations under Articles 2, 6, 7 and 8 of this Code that then became applicable for the district in which the property is located." Since both dwelling units and group housing rooms are principally permitted without a density limit in the Property's C-3-R zoning district by the current Planning Code, any residential use at the Property could not be a nonconforming use.

While the Planning Code does not define "legal conforming use," Section 180(e) defines "lawfully existing structures and uses" as follows: "Any structure or use for which a permit was lawfully granted prior to May 2, 1960, pursuant to the Planning Code provisions in effect on that
date, and which was thereafter commenced and completed in accordance with such provisions, shall be deemed to have been a lawfully existing structure or use on that date..."

No building permit has ever been approved or issued for a residential use at the Property. This was expressly confirmed by the 1960 DPW report. The San Francisco Building Law in effect in 1914 when the hotel operation commenced required that a building permit be approved by the Board of Public Works for any alteration to an existing building. (1910 San Francisco Building Law, Section 5; attached as Exhibit H.) Any Permits of Occupancy issued for a hotel use at the Property between 1914 and 1960 were issued by the Department of Public Health, and do not establish a legal use, but rather confirm the sanitary conditions of the building. This is underscored by the state law regulating hotels and lodging houses in effect when the hotel use at the Property began.

Per the 1960 DPW report, the unpermitted hotel operation commenced in 1914. On June 16, 1913, the State Hotel and Lodging House Act (the "Act") was approved by the State Legislature, putting into place statewide regulation of hotels of 15 guestrooms or larger. With respect to permitting, the Act requires that any conversion of a building to a hotel use must file a statement with a city's building department (and only the health department if there is no building department). Further, the building department must issue a "certificate of final completion" for the alteration of a building to a hotel, and then the health department must issue a "permit of occupancy upon completion of construction." (See relevant Act provisions in endnote. The Act is attached as Exhibit I.) (The San Francisco General Ordinance from 1910 and 1915 can be accessed online at https://archive.org/details/generalordinance1907sanf.)

As confirmed by the 1960 DPW report, no permit for the hotel use was ever filed with the Board of Public Works (the city's building department at the time) and a "certificate of final completion" was never issued for the altered building. The future building, housing and electrical code violations, in particular the inadequate physical features such as egress and toilets, suggest the building may have never been in compliance with applicable codes.

Once the 1960 condemnation action commenced, the upper floors of the building were vacated and have been vacant ever since. As part of the 1965 agreement to close the condemnation action, the city required that the building owner leave the upper floors vacant until they obtain a permit to alter the upper floors of the building in order to bring them into compliance with the various codes applicable to residential hotel use.

Since (1) the Property was never issued a building permit or certificate of final completion for a residential hotel, (2) it appears likely the building was never altered from its original state to comply with applicable building, housing and electrical codes, and (3) no building permits have been issued subsequent to 1965 to bring the building into compliance with...
the various applicable codes, a residential use was never legally established or maintained at the Property. As a result, no residential unit, subject to Planning Code Section 317, exists at the Property.

2. Unauthorized Units

An "unauthorized unit" is defined by Planning Code Section 317 as "one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. "Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property."

There are no unauthorized units at the Property. An unauthorized unit can only exist if a legal Residential Unit exists in a building. Since no Residential Unit exists on the Property, no unauthorized unit can exist either.

D. Conclusion

In conclusion, no residential use or units should be recognized on the top two floors of the Property for the following reasons:

- No building permit has ever been approved or issued for residential use at the Property.

- The unpermitted hotel operation at the Property operating between roughly 1914 and 1960 was never issued a building permit, as required by the San Francisco Building Law in effect at the time of its establishment.

- The unpermitted hotel operation at the Property was never issued a Certificate of Final Completion, as required by the 1913 State Hotel and Lodging House Act.

- There is no evidence that the unpermitted hotel operation at the Property was ever in compliance with the applicable building, housing, electrical and other codes in effect during its operation. In fact, the city’s 1960 condemnation order clearly states the upper two floors did not comply with the building, housing and electrical codes applicable to residential use to such a degree that it constituted a public nuisance and either needed to be brought up to code or demolished.
Scott Sanchez  
San Francisco Planning Department  
December 28, 2016  
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- No actual hotel operation has been in place at the Property since at least 1961.

Based on this information, we respectfully request a letter of determination confirming that the second and third stories do not contain residential units or unauthorized units that would subject the establishment of a non-residential use on the second and third stories to Section 317 of the Planning Code, that no residential or residential hotel use exists at the Property, and therefore the two upper floors may be occupied by a commercial use subject to the applicable C-3-R zoning district.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

Enclosures
### Appendix 1: 167 Powell Street Building Permit History

<table>
<thead>
<tr>
<th>Permit #</th>
<th>Issue Date</th>
<th>Present</th>
<th>Proposed</th>
<th>Description of Work</th>
<th>Floor</th>
<th>Planning Sig</th>
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<tr>
<td>200605181864</td>
<td>05-18-2006</td>
<td>Retail</td>
<td>Retail</td>
<td>Sign Permit</td>
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<td>Sign Permit</td>
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<td>Retail</td>
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<td>200503228031</td>
<td>08-15-2005</td>
<td>Retail</td>
<td>Retail</td>
<td>Tenant Improvement</td>
<td>Yes</td>
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<td>200510185881</td>
<td>10-18-2005</td>
<td>Retail</td>
<td>Retail</td>
<td>Install 2-6&quot;x6&quot; posts</td>
<td>N/A</td>
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<tr>
<td>201742</td>
<td>07-16-59</td>
<td>Stores</td>
<td>Stores</td>
<td>Change existing sign face on Marquee 11' to Sidewalk</td>
<td>Yes</td>
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<td>201960</td>
<td>07-23-59</td>
<td>Offices &amp; Stores</td>
<td>Offices &amp; Stores</td>
<td>D.F. Horiz Sign</td>
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<td>D.F. Horiz Sign</td>
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<td>204443</td>
<td>10-16-59</td>
<td>Offices &amp; Stores</td>
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<td>New copy on existing face</td>
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<td>181848</td>
<td>10-07-57</td>
<td>Smoke shop</td>
<td>Smoke shop</td>
<td>Remove plate glass on show window &amp; re-install same with proper corner bar and metal</td>
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<tr>
<td>Application # 84485</td>
<td>12-11-45</td>
<td>Cigar stand</td>
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<td>Remove framework back of showcase</td>
<td>Yes</td>
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<tr>
<td>127251</td>
<td>05-01-24</td>
<td>Store</td>
<td>Store</td>
<td>Show window</td>
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<td>7011</td>
<td>12-24-1906</td>
<td>Office Building</td>
<td>Office Building</td>
<td>New Construction 1,2 &amp; 3</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

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i Section 10. Before the construction or alteration of a hotel or lodging house, or the alteration or conversion of a building for use as a hotel or lodging house is commenced, the owner or his agent or architect shall submit to the building department of the incorporated town, incorporated city or city and county in which said hotel or lodging house or building to be constructed, altered, added to or converted is situated or to be situated, or if there be
no building department then to the health department or if there is no building department or health department then to such department as shall be designated for that purpose by municipal ordinance of the municipality in which said work is contemplated, a detailed statement in writing, verified by the affidavit of the person making the same, of the specifications for the construction of such hotel or lodging house or building upon blanks or forms to be furnished by such department and also a complete and full copy of the plans of such work. Such statement shall give in full the name and residence, by street and number, of the owner or owners of such hotel or lodging house or building. If such construction, alteration or conversion is proposed to be made by any other person than the owner of the land in fee, such statement shall contain the full name and residence, by street and number not only of the owner of the land, but of every person interested in such lodging house or hotel, either as owner, lessee or in any representative capacity. Such affidavit shall allege that such specification and plans are true and contain a correct description of such hotel or lodging house, building, structure, lot and proposed work...The said department shall cause all such plans and specifications to be examined. If such plans and specifications conform to the provisions of this act relative to the building and occupancy of hotels and lodging houses the department with which said plans and specifications are required to be filed shall issue a written certificate that such effect to the person submitting the same.

Section 11. Upon the completion of the construction or alteration of a hotel or lodging house or alteration of a building into a hotel or lodging house and the making of a written application therefor by the owner, his agent, architect or contractor to the department charged with the enforcement of this act, said department, if said building at the date of such application is entitled thereto, shall, within ten days from the date of such application, issue a certificate that the hotel or lodging house or alteration thereof is completed in conformity with the state hotel and lodging house act, which certificate shall be entitled "certificate of final completion," and upon presentation of said certificate to the department of health of the incorporated town, incorporated city or city and county in which the building is located and filing the same with such department the department of health shall issue a permit to occupy such hotel or lodging house, which last mentioned permit shall be entitled "permit of occupancy upon completion of construction."...No hotel or lodging house hereafter constructed as or altered into a hotel or lodging house shall be occupied in whole or in part for human habitation until the issuance of the said "certificate of final completion" and of said "permit of occupancy upon completion of construction." If any building hereafter constructed as or altered into a hotel or lodging house, be occupied in whole or in part for human habitation in violation of the provisions of this section such occupation shall be deemed unlawful and said premises shall be deemed unfit for human habitation and the department of health or other department charged with the enforcement of this act may cause them to be vacated accordingly.
WRITE IN INK—FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT.

BRICK BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a three story and basement building on the lot situated on the southwest corner of Buena and 51st Street.

In accordance with the plans and specifications submitted herewith.

The provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. The estimated cost of building $10,000.

Building to be occupied as office building by families.

Size of Lot: 125' x 125' feet front 125' x 125' feet rear. 137.5' x 137.5' feet deep.

Size of proposed building: 70' x 50' x 30'.

Extensive height of building: 40' 6".

If party walls are to be used, give thickness and height of stories.

Are foundations to be on solid or filled ground? Solid.

Footings will be of concrete or brick. Foundation walls will be of concrete or brick.

Concrete will be made of: cement 1 part, sand 1 part, gravel 1 part, sand and gravel 1 part, broken stone 1 part.

Stone work laid in cement mortar.

Brick work laid in cement mortar.

Face brick work laid in cement mortar.

Face brick work. How bonded? All weather asphalt, grade 2, sealed with two coats of asphalt.

To be finished with cement plaster.

<table>
<thead>
<tr>
<th>WALLS</th>
<th>BEAMS OR COLUMNS</th>
<th>JOINTS</th>
<th>GIRDERS</th>
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<tbody>
<tr>
<td>Height</td>
<td>Material</td>
<td>Size</td>
<td>Material</td>
</tr>
<tr>
<td>Footings</td>
<td>16&quot;</td>
<td>B 1/2&quot; in cement</td>
<td>1B</td>
</tr>
<tr>
<td>Foundations</td>
<td>9&quot;</td>
<td>B 1/2&quot; in cement</td>
<td>1B</td>
</tr>
<tr>
<td>Basement</td>
<td>12&quot;</td>
<td>B 1/2&quot; in cement</td>
<td>1B</td>
</tr>
<tr>
<td>1st story</td>
<td>10&quot;</td>
<td>B 1/2&quot; in cement</td>
<td>1B</td>
</tr>
<tr>
<td>2nd story</td>
<td>10&quot;</td>
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<td>1B</td>
</tr>
<tr>
<td>3rd story</td>
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<td>4th story</td>
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<td>1B</td>
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<td>6th story</td>
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<tr>
<td>7th story</td>
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<td>1B</td>
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<tr>
<td>8th story</td>
<td>10&quot;</td>
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<td>1B</td>
</tr>
<tr>
<td>9th story</td>
<td>10&quot;</td>
<td>B 1/2&quot; in cement</td>
<td>1B</td>
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<tr>
<td>10th story</td>
<td>10&quot;</td>
<td>B 1/2&quot; in cement</td>
<td>1B</td>
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State size of bearing partitions on each floor.

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>SIZES</th>
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<tbody>
<tr>
<td>Wood</td>
<td>3x6</td>
</tr>
<tr>
<td>Wood</td>
<td>3x4</td>
</tr>
<tr>
<td>Wood</td>
<td>8x4</td>
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</tbody>
</table>
**San Francisco**

**Department of Building Inspection**

**Floor construction**
- 

**Covered with** 1 x 8 Roof Laths

**Walls covered with**
- Stucco 2 x 4

**Corridors of**
- Stairway of 4 x 4

**Walls of exterior columns of**
- Cast Iron

**Protected with**
- Interior columns of

**Trusses supporting roofs, if of iron, describe**

<table>
<thead>
<tr>
<th>Flue lining</th>
<th>of</th>
<th>height of chimneys above roof</th>
<th>Boiler flue, of</th>
<th>raised</th>
<th>height of flue above roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Stairs, width and construction</td>
<td>8 x 12</td>
<td>80 wide</td>
<td>3 stairs to each run</td>
<td>1 floor</td>
<td></td>
</tr>
</tbody>
</table>

**Boiler-room location**
- Location of boiler-room

**Ceiling and floor over boiler-room**
- Neatly covered with doors to boiler-room

**Fire shutters**
- Paid windows, covered with

**Towers, domes or spires, size and extreme height above**

<table>
<thead>
<tr>
<th>Skylights, material, number and size</th>
<th>Luke and wood floor, skylights, 4 x 6</th>
<th>height, 12 x 12</th>
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</thead>
<tbody>
<tr>
<td>No. of elevators</td>
<td>where located</td>
<td>Elevator enclosures, of</td>
</tr>
<tr>
<td>Vaults under sidewalk</td>
<td>Retaining walls</td>
<td>Areas, coal holes, etc., state if any, and where</td>
</tr>
<tr>
<td>height</td>
<td>thickness at bottom</td>
<td>thickness at top</td>
</tr>
</tbody>
</table>

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof and will in all things strictly comply with the conditions of this permit.

**Architect:**
- Arthur H. Kaul
  **Address:** 842 E. Market St.

**Owner:**
- W. B. Pringle
  **Address:** 2219 Fillmore Street

**Builder:**
- Savannah Bros.
  **Address:** 816 E. Market St.

**(NOTE—The owner's name must be signed by himself, or by his Architect or authorized Agent.)**
EXHIBIT B
## CONDITIONS AND STIPULATIONS

<table>
<thead>
<tr>
<th>Date</th>
<th>Reason</th>
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<tbody>
<tr>
<td>5-17-06</td>
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</tbody>
</table>

### Approved

- **Civil Engineer, Dept. of Bldg. Inspection**
- **Bureau of Engineering**
- **Redevelopment Agency**

**Mark Walls, PAD-PC**

**M. Wall** 5-17-06

### Contact District Inspector

Contact District Inspector named on face of application at start of work (telephone NO. 861-9229). This application is approved without field inspection and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable code.

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.

**Signature of Owner, Lessee or Authorized Agent for Owner or Lessee**
### City and County of San Francisco
#### Department of Building Inspection

**APPLICATION FOR PERMIT TO ERECT SIGN**

**PERMIT NO.** 1086998

**DESCRIPTION OF EXISTING BUILDING**

**DESCRIPTION OF PROPOSED SIGN**

**APPLICATION IS ERECTED FOR PERMIT TO ERECT, PAINT, ETC. IN ACCORDANCE WITH A STRETCHER BOARD DRAWING.**

**CHECK APPROPRIATE BOX**

- **DESIGN (X)**
- **CONSTRUCTION (X)**
- **ARCHITECT (X)**
- **ENGINEER (X)**
- **OWNERSHIP**
- **AGENT WITH POWER OF ATTORNEY**
- **CONTRACTOR (X)**
- **ATTORNEY IN FACT**

**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 ORGANIZATIONS THEREOF WILL BE COMPLIED WITH.

---

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE:** The party(ies) by acceptance of the permit, agrees that in the event the permit is issued, they hereby hold harmless the City and County of San Francisco and any and all claims, demands and actions for damage resulting from operations under this permit, regardless of the negligence of the City and County of San Francisco, and to assume the defense of the claimants or any of their employees, agents, or contractors.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the contractor and any other person executing the work must be placed in a position to receive and pay the wages due for the work. If the work is done by a subcontractor, the contractor must provide a copy of this notice to the subcontractor.

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

1. I have and will maintain a certificate of insurance for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

2. 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**
   **Policy Number**

   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 as to be subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I am found liable under the workers' compensation provisions of the Labor Code of California and do not have insurance, the insurance carrier shall be responsible for making the payment or the sum, if any, which shall be determined in accordance with the provisions of Section 3800 of the Labor Code. In the event of a complaint, I will comply with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be issued.

   **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 shall not employ any person in any manner as to be subject to the workers' compensation laws of California and that I understand that in the event of a complaint, I will comply with the provisions of Section 3800 of the Labor Code. I further acknowledge that I understand that if a complaint is filed, I will comply with the provisions of Section 3800 of the Labor Code.

   **Notify the City and County of San Francisco of any changes in the information provided in this form.**

   Signature of Applicant/Owner

   **5/17/06**

---

**OFFICIAL COPY**
CONDITIONS AND STIPULATIONS

APPROVED: PER PLANS + APPL.
Zone C-3-R
CPC Setback NA

DEPARTMENT OF CITY PLANNING
DATE: 5-17-06
REASON:

APPROVED:
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:
BUREAU OF ENGINEERING

APPROVED:
REDEVELOPMENT AGENCY

Mark Wells / PAD-PC
6-17-06

NOTIFIED MR.
DATE: 
REASON:

NOTIFIED MR.
DATE: 
REASON:

NOTIFIED MR.
DATE: 
REASON:

NOTIFIED MR.
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REASON:

NOTIFIED MR.
DATE: 
REASON:

NOTIFIED MR.
DATE: 
REASON:

NOTIFIED MR.
DATE: 
REASON:

NOTIFIED MR.
DATE: 
REASON:

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 861-8620). THIS APPLICATION IS APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

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.

NUMBER OF ATTACHMENTS □

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.
APPLICATION IS FOR THE ERECT SIGN, Etc., in accordance with the Building Inspection and Planning Department Approval. The applicant shall be deemed to have submitted this application for permit with the City and County of San Francisco, and to the Department of Building Inspection and Planning Department. Approval required.

IMPORTANT NOTICES
Where top guy wire is required, anchor with 1/2" dia. through-bolt (minimum), to the structural frame of the building below the parapet wall. No portion of building or structure, or scaffolding used during construction, to be closer than 6' to any wire operating at more than 750 volts. See Sec. 366 Cell. Penal Code. Encroachments authorized on public Property are revocable when ordered by Board of Supervisors (S.F. Building Code). Any stipulation required herein or by Code may be appealed.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE APPROVAL FOR THE ELECTRICAL WIRING, A SEPARATE PERMIT FOR THE WIRING MUST BE OBTAINED. THIS IS NOT A PERMIT TO ERECT A SIGN. NO WORK SHALL BE STARTED UNTIL A PERMIT TO ERECT A SIGN IS ISSUED.

CHECK APPROPRIATE BOX
- OWNER
- ARCHITECT
- ENGINEER
- LESSOR
- AGENT WITH POWER OF ATTORNEY
- CONTRACTOR
- ATTORNEY IN FACT

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SUBMITTED THIS APPLICATION FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, AND THAT ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE: The permittee(s) or the building shall 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 366 of the Labor Code of the State of California, the employer shall be required to indemnify the applicant herein under (i) or (ii) designated below or shall indicate item (iii), (iv), or (v), whichever is applicable. If item (iv) is checked item (v) 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 insurance for workers' compensation, as required by Section 3600 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.

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

( ) IV. I certify that the performance of the work for which this permit is issued, will not employ any person in any manner as to become subject to the workers' compensation laws of California. I further certify that I understand that in the event that I should become subject to the workers' compensation laws of California, I shall remain in compliance with the provisions of the Labor Code of California and to comply forthwith with the provisions of Section 3600 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 the 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, shall obtain a certificate of insurance from the appropriate insurance carrier.
CONDITIONS AND STIPULATIONS

APPROVED: PER. APPL. + PLANS
Zone C-3-R
CPC Setback 1/4

DEPARTMENT OF CITY PLANNING
5-17-06

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

BUREAU OF ENGINEERING

REDEVELOPMENT AGENCY

Mark Wallis / PDC-PC
W. Wall 5-17-06

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 991-0820). THIS APPLICATION IS APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

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.

NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

NOTIFIED MR.

DATE: 
REASON:

NOTIFIED MR.

DATE: 
REASON:

NOTIFIED MR.

DATE: 
REASON:

NOTIFIED MR.

DATE: 
REASON:

NOTIFIED MR.

DATE: 
REASON:

NOTIFIED MR.

DATE: 
REASON:
CONDITIONS AND STIPULATIONS

The application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval for the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

APPROVED:

CHRISTINA SANTE, DBI
JUL 19 2005

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

APPROVED:

DEPARTMENT OF CITY PLANNING
O 26-05

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
JUL 10 2005

By JAMES ZHAN, DBI
MAR 21 2005

MECHANICAL ENGINEER, DEPT OF BLDG INSPECTION

APPROVED:

SPECIAL INSPECTIONS AND
TESTS ARE REQUIRED AS PER
BUILDING CODE SECTION 1701
As noted on plans.
JUL 25 2005

By G. C. HUI, DBI

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED:

DPW/BSM SIGN OFF ON JOB CARD
REQUIRED PRIOR TO DBI FINAL
CALL 554-7149 TO SCHEDULE.

APPROVED:

BOG 12-05

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY
HOUSING INSPECTION DIVISION

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

Number of attachments

OWNER'S AUTHORIZED AGENT
**APPLICATION FOR BUILDING PERMIT**

**ADDITIONS, ALTERATIONS OR REPAIRS**

**APPROVED**

**DEPT. OF BUILDING INSPECTION**

**OCT 18 2005**

**FORM 3**

**FURTHER AGENCIES REVIEW REQUIRED**

**FORM B**

**NO OVER-THE-COUNTER ISSUANCE**

**NUMBER OF PLAN SETS**

<table>
<thead>
<tr>
<th>Date Filed</th>
<th>Permit No.</th>
<th>Address</th>
<th>Street Name</th>
<th>Block Lot</th>
<th>Date/Revised Date</th>
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</thead>
<tbody>
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<td>165-167 Poinciana St.</td>
<td>0326</td>
<td>001</td>
<td>10/18/05</td>
</tr>
</tbody>
</table>

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

- **Type of Construction:** 
  - 3: STORE, RETAIL, OFFICE (+)
  - 1: SAME (-)

**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

- **Type of Construction:** 
  - 3: STORE, RETAIL, OFFICE (+)
  - 1: SAME (-)

**ADDITIONAL INFORMATION**

- **Uses of Space:** 
  - ☑️: FOR ELECTRICAL WORK TO BE PERFORMED
  - ☑️: FOR PLUMBING WORK TO BE PERFORMED

- **Owner/Lessor:** 
  - ADDRESS: 166 Geary St. A/888SF of 4460-2, 391-8000
  - ETHNIC: Phone (For Contact of Def.)

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE.** The permittees by acceptance of the permit, agree 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 any suit or action brought against the City and County of San Francisco against any such claims, demands or actions.

**IN CONFORMITY WITH THE PROVISIONS OF SECTION 3850 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, THE APPLICANT SHALL HAVE COVERAGE UNDER 80-B OR 80-3 [AS DESIGNED BELOW OR AS SHOWN IN ITEM 80-C, AS 80-C, OR 80-D, WHEREVER APPLICABLE]. IF HOWEVER THERE IS NO COVERAGE HEREOF (80-C OR 80-D) MUST BE CHECABLE AS WELL.**

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

1. I have and will maintain a certificate or card to indicate my competency as provided by Section 3910 of the Labor Code, for the performance of the work for which the permit is issued.
2. 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 policy number is (specify).
# CONDITIONS AND STIPULATIONS

<table>
<thead>
<tr>
<th>Date</th>
<th>Reason</th>
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<tr>
<th>Department of City Planning</th>
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<tr>
<th>Bureau of Fire Prevention &amp; Public Safety</th>
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<tr>
<th>Special inspection &amp; special inspections required as per Section 1791</th>
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<th>City Engineer, Dept. of Bldg. Inspe.</th>
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<th>Department of Public Health</th>
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<th>For Work Stated Only</th>
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I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of Attachments: ❏

Owner's Authorized Agent: ❏
due to the quality of the original.
APPLICATION FOR PERMIT SIGNS—BILL BOARDS

Application is hereby made to the Department of Public Works of the City and County 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:

EXISTING ELECTRIC SIGN □  NON-ELECTRIC SIGN □  BILL BOARD □

(1) Location 167 POWELL ST

(2) Total Cost $150.00

(3) Number of stories in building 3

(4) Present use of building STORES

(5) Type of building BRICK

(6) If Sign give: Style EXISTING S. F. HORIZ ON MARQUEE FA

Thickness 10"  Size 5 1/2 x 17  Ft. Weight 200 Lbs.

(7) PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically

CHANGING COPY OF EXISTING SIGN

FACE ON MARQUEE TO READ

Wolden for MAYOR

11' to SIDEWALK

(8) Drawings in duplicate showing methods of attachments must be submitted with this application.

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

(10) Contractor

ELECTRICAL PRODUCTS CORP.

License No. 12588  License No. 345

State of California  City and County of San Francisco

Address 750 BRYANT STREET

(11) 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 the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(12) Owner

MARQUARD'S SMOKE SHOP

Address 167 POWELL ST  Phone No. FX 2-0950

ELECTRICAL PRODUCTS CORP.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor
APPLCIATION OF
MACQUEE'S STORE SHOP
FOR PERMIT TO
ERECT SIGN OR BILL BOARD

Location 167 Powell St

Cost $75.25

Filed Jul 1 1959

Approved:

Superintendent, Bureau of Building Inspection

Permit No 261960

Issued 1/29/59

Owner's Authorized Agent
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR PERMIT
SIGNS—BILL BOARDS

Application is hereby made to the Department of Public Works of the City and County 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:

**ELECTRIC SIGN X**  **NON-ELECTRIC SIGN**  **BILL BOARD X**

(1) Location __________ 167 Powell St
(2) Total Cost $________ 75-70
(3) Number of stories in building
(4) Present use of building
(5) Type of building
(6) If sign give: Style
  1) __________ 2) __________ 3) __________
  Size __________ 6' 0" x 8' 0"  F. W. Weight __________ Lbs.
  Thickness __________

(7) **PLOT PLAN AND ELEVATION**

- Indicate exactly the location of sign or billboard horizontally and vertically

(8) Drawings in duplicate showing method of attachments must be submitted with this application.

(9) No portion of building or structure, or scaffolding used during construction, to be closer than 5'0" to any wire containing more than 750 volts. See sec. 385, Calif. Penal Code.

(10) **Contractor**

License No. __________  License No. __________
State of California  City and County of San Francisco
Address 750 BRYANT STREET

(11) 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 the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(12) **Owner**

Address __________ 167 Powell St
Phone No. EK 2-0950

**ELECTRICAL PRODUCTS CORP.**

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
**ELECTRICAL PRODUCTS CORP**

**Bldg. Form**

**APPLICATION OF**

Marquard's Shoe Shop

FOR PERMIT TO ERECT SIGN OR BILL BOARD

Location: 167 Powell St

Cost: $75.00

Filed: Jul 1, 1956

195

Approved:

Superintendent, Bureau of Building Inspection

Permit No: 4019101

Issued: 7/8/56

Owner's Authorized Agent:

Bureau of Engineering

I agree to comply with all conditions or stipulations of the various Bureau or Departments noted herein.

Approved:

Building Inspector, Bureau of Building Inspection

JUL 21 1956

52/11

Due to the quality of the original, the following text is not legible.
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR PERMIT
SIGNS—BILL BOARDS

Application is hereby made to the Department of Public Works of the City and County 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:

ELECTRIC SIGN X NON-ELECTRIC SIGN □ BILL BOARD □

(1) Location 167 Powell St

(2) Total Cost $75.00

(3) Number of stories in building -

(4) Present use of building: OFFICES & STORES

(5) Type of building - BRICK

(6) If Sign give: Style D.F. HORIZ

Thickness 8"  Size 1' x 6.0"  Ft. Weight 50  Lbs.

(7) PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically.

(8) Drawings in duplicate showing methods of attachments must be submitted with this application.

(9) No portion of building or structure, or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See sec. 385, Calif. Penal Code.

(10) Contractor ELECTRICAL PRODUCTS CORP.

License No. 12588 License No. 345
State of California City and County of San Francisco

Address 750 BRYANT STREET

(11) 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 the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(12) Owner MARQUARD'S SMOKE SHOP

Address 167 Powell St Phone No. EX 2-0950

ELECTRICAL PRODUCTS CORP. Address 750 BRYANT STREET
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor
ELECTRICAL PRODUCTS CORP.

APPLICATION OF MARQUARD'S SMOKING SHOP FOR PERMIT TO ERECT SIGN OR BILL BOARD

Location 167 Powell St (O'Farrell St & 10th)

Cost $90.20

Filed 1959

Approved

Building Inspector, Bureau of Building Inspection

Owner's Authorized Agent

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Permit No. 241959

Issued 1959

$599.75

JUL 16 1959

Approved:

Bureau of Engineering

SBI Struct. Engineer

Boiler Inspector

Art Commission

Dept. of Public Health

Approved

JUL 21 1959

SUPERINTENDENT, BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR PERMIT SIGNS—BILL BOARDS

7-9-1952

Application is hereby made to the Department of Public Works of the City and County 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 herein after set forth:

ELECTRIC SIGN ☑ NON-ELECTRIC SIGN ☐ BILL BOARD ☐

(1) Location 167 Powell ST

(2) Total cost $75.00

(3) Number of stories in building 4

(4) Present use of building OFFICES & STORES

(5) Type of building BRICK

(6) If Sign given: Style D F Horiz SIGN

Thickness: 8" Size: 10" x 6' 0" Ft. Weight: 50 lbs

(7) PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically

PLOT PLAN

(8) Drawings in duplicate showing methods of attachments must be submitted with this application.

(9) No portion of building or structure, or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See sec. 386. Calif. Penal Code.

ELECTRICAL PRODUCTS CORP.

License No. 12388
State of California

Address 750 BRYANI STREET

(10) Contractor

(11) 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 the laws and ordinances applicable there to will be complied with. I further agree to save San Francisco and its officials and employees harmless from all loss and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

ELECTRICAL PRODUCTS CORP.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

(For contact by Bureau)
Zone

CPC Setback

Department of City Planning

Department of Public Health

Department of Electricity

Art Commission

Boiler Inspector

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner's Authorized Agent

Bureau of Engineering

Bureau of Engineering

BBI Struct. Engineer

Boiler Inspector

Art Commission

Dept. of Public Health

Approved:

Oct 13, 1959

FILED

APPLIED FOR PERMIT TO ERECT SIGN OR BILL BOARD

Location

167 Powell St

Cost:

$250.00

Filed:

Oct 6, 1959

APPROVED

Oct 15, 1959

Permit No.

20447

Issued:

10-16-59

23894-C

APPROVED

Marquardt's Smoke Shop

FOR PERMIT TO ERECT SIGN OR BILL BOARD

Location

167 Powell St

Cost:

$250.00

Filed:

Oct 6, 1959

APPROVED

Oct 15, 1959

Permit No.

20447

Issued:

10-16-59

23894-C
APPLICATION FOR PERMIT
SIGNS—BILLBOARDS

Application is hereby made to the Department of Public Works of the City and County 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:

EXISTING ELECTRIC SIGN ☒ NON-ELECTRIC SIGN ☐ BILL BOARD ☐

1. Location 167 Powell St
2. Total Cost $ 2,000
3. Number of stories in building 4
4. Present use of building STORES & OFFICES
5. Type of building BRICK
6. If Sign give: Style EXISTING MARQUEE
   Thickness 1.5 ft, Size 3' x 24', Ft. Weight 15 Lbs.

(7) PLOT PLAN AND ELEVATION

Indicate exactly the location of sign or billboard horizontally and vertically

(8) Drawings in duplicate showing methods of attachments must be submitted with this application.

(9) No portion of building or structure, or scaffolding used during construction, to be closer than 60' to any wire containing more than 750 volts. See Sec. 385, Calif. Penal Code.

(10) Contractor ELECTRICAL PRODUCTS CORP.

License No. 12588 License No. 345
State of California City and County of San Francisco
Address 750 BRYANT STREET

(11) 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 the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalks, streets or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(12) Owner MARQUEE SMOKE SHOP

Address 167 Powell St Phone No. EX 2-0950

By Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor
APPLICATION OF
Charles G. MacQuarrie
FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location 167
Powell St.

Total Cost $ 102.00
SEP 20 1957

Filed  SEP 20 1957

Approved:

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Superintendent Bureau of Building Inspection

Permit No. 181848

Issued OCT 7, 1957

Owner or Authorized Agent
DATE: SEP 3
APPLICANT: MURPHY

1. Location: 167 CALEB ST
2. Total Cost: $100.00
3. (3) No. of stories: 1
   (4) Basement: Yes
4. Present use of building: SMOKE SHOP
5. Proposed use of building: SMOKE SHOP
6. No. of families: 1
7. Type of construction: 1, 2, 3, 4, or 5
8. Building Code Occupancy Classification: 1, 2, 3, 4, or 5
9. Any other building on lot: Yes
10. Must be shown on plot plan if answer is Yes.
11. Does this alteration create an additional floor of occupancy?: No
12. Does this alteration create an additional story to the building?: Yes
13. Electrical work to be performed: Yes
14. Plumbing work to be performed: No
15. Ground floor area of building: sq. ft.
17. Describe Work to be done (in addition to reference to drawings & specifications):
   Replace plate glass in store windows & re-install same with spigot, awning, box & metal screen

18. No portion of building or structure or scaffolding used during construction, to be closer than 50' to any wire containing more than 750 volts. See Sec. 335, California Penal Code.
19. Supervision of construction by: Address
   California License No.

20. General contractor: Address
   California License No.

21. Architect: Address
   California Certificate No.

22. Engineer: Address
   California Certificate No.

23. 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or substructure space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

24. Owner: Charles F. Murdock
   Address: 167 CALEB ST
   (Phn) (415) 587-6467
   (For Contact by Bureau)
   By: Charles F. Murdock
   Address: 167 CALEB ST
   Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
Bureau of Fire Prevention and Investigation

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- F. D. (Dry) Standpipes.......
- Wet Standpipes...
- Hose Reels...
- Tanks...
- Down Pipes...
- Automatic Fire Pumps...
- Automatic Sprinkler System...
- Water Service Connection...
- Ground Floor Pipe Casings...
- Refrigeration...
- Incinerators...

Approved:

Superintendent Bureau of Building Inspectors

Zoning: 1/1/45
Approved: [Signature]

City Planning Commission

Director of Public Health

Approved:

[Signature]

Department of Electricity

Approved:

[Signature]

Bureau of Engineering

Approved:

[Signature]

Art Commission

Approved:

[Signature]

Workmen's Compensation Insurance Policy or Certificate filed with Central Permit Bureau.

No Workmen's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:

(a) No one to be employed

(b) Casual labor only to be employed

(c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

Bureau of Building Inspection

Permit No.: 3

Issued: 12/12/45

Owner

W. C. Harris

12/12/45
Application is hereby made to the Department of Public Works of the City and County 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:

(1) Location: 5 West 15th Place, P.O. 576
(2) Present use of building: Residential
   No. of families:
(3) Use of building hereafter: Same
   No. of families:
(4) Total Cost: $4500
(5) Description of work to be done: Remove floor and sub-floor, and install new floor.

(6) APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE.

(1) Supervision of construction by: Daniel B. Sanderson
   Address: 447 Retina St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(8) Architect:
   Certificate No.: License No.
   State of California: City and County of San Francisco
   Address:

(9) Engineer:
   Certificate No.: License No.
   State of California: City and County of San Francisco
   Address:

(10) Plans and specifications prepared by
Other than Architect or Engineer:
   Address:

(11) Contractor: Ray Watts
   License No.: License No.
   State of California: City and County of San Francisco
   Address:

(12) Owner: William A.
   Address: 167 Powell St.
   By: Dunlop Inc.

Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO.
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.
APPLICATION
OF
Owner
To make additions, alterations or repairs to building
Location 161
Street
Estimated Cost, $500
File
Referred to Inspector For Report
Approved:
Chief Building Inspector
ALTERATION BLANKS
WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE
THE BOARD OF PUBLIC WORKS
OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:
The undersigned respectfully petition your Honorable Board for permission to do the following work at corner
side of __________________________ street ____________ front
of __________________________ street ____________ rear

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Estimated cost of work, $ __________

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco and its officials against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, and all costs and damages which may accrue from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof and will in all things strictly comply with the conditions of this permit.

Name of Architect __________________________
Address ________________

Name of Builder __________________________
Address ________________

Report ____________________ favorably

__________________________
Inspector

May 7, 1921
WRITE IN INK—FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT.

BRICK BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a Brick Building on the lot situated on the south-west corner of Powell and O’Farrell Streets.

In accordance with the plans and specifications submitted herewith, all provisions of the building laws shall be complied with by the erection of said building, whether specified herein or not. Estimated cost of building $10,000.

Size of Lot: 32' x 16.5' feet front, 32' x 16.5' feet rear, 120' x 60' feet deep.

Size of proposed building: 32' x 16.5' x 120' x 60'.

Extreme height of building: 100'.

If party walls are to be used, give thickness and height of stories.

Are foundations to be on solid or filled ground? Solid.

Foundations will be of concrete or brick. Foundation walls will be of concrete or brick.

Concrete will be made of 1 part Portland cement, 2 parts sand, 3 parts broken stone.

Stone work laid in 1:3:6 mortar.

Brickwork laid in 2 parts cement, 3 parts sand, 1 part stone brick, 1 part Portland cement.

Face brickwork laid in 1 part Portland cement, 2 parts sand, mortar.

Face brickwork: How bonded? Variable with every course, floors on Powell and O’Farrell will be finished with cement plaster.

<table>
<thead>
<tr>
<th>WALLS</th>
<th>FIES OR COLUMNS</th>
<th>JOINTS</th>
<th>GIRDERs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth</td>
<td>Material</td>
<td>Size</td>
<td>Material</td>
</tr>
<tr>
<td>Footings</td>
<td>16'</td>
<td></td>
<td></td>
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<tr>
<td>Foundations</td>
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<td></td>
</tr>
<tr>
<td>Basement</td>
<td>9'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st story</td>
<td>10'6&quot; brick</td>
<td>9'4&quot;</td>
<td></td>
</tr>
<tr>
<td>2nd story</td>
<td>10'6&quot; brick</td>
<td>9'4&quot;</td>
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</tr>
<tr>
<td>3rd story</td>
<td>10'6&quot; brick</td>
<td>9'4&quot;</td>
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<td>4th story</td>
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<td>5th story</td>
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<td>9th story</td>
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<tr>
<td>10th story</td>
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</tbody>
</table>

State size of bearing partitions on each floor.

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood 4x4</td>
<td>8&quot;x6&quot;</td>
</tr>
<tr>
<td>Steel 4x4</td>
<td>3&quot;x4&quot;</td>
</tr>
<tr>
<td>Steel 4x4</td>
<td>3&quot;x4&quot;</td>
</tr>
</tbody>
</table>
Floor construction of . Covered with . Roof beams .
Walls, etc., of . Corners of . Stair partitions, of .
Light court walls, of . Exterior columns, of . Protected with .
Interior columns, of .

Trusses supporting roofs, if of iron, describe .

Fire linings, of . height of chimneys above roof .
Boiler flue, of . height of flue above roof .

No. of Stairways, width and construction .

Treads of steps .

Boiler-room location . walls of boiler-room .
Ceiling and floor over boiler-room . doors to boiler-room .
Fire shutters .
Bay windows, covered with .

Towers, domes or spires, size and extreme height above . level .

Sky-lights, material, number and size .
No. of elevators and where located .

Vaults under sidewalk .

Retaining walls of . height . thickness at bottom . thickness at top .
Arches, coat holes, etc., state if any, and where .

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said City and County in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof and will in all things strictly comply with the conditions of this permit.

Architect .
Owner .
Builder .

Address .
Address .
Address .

(Owner's name must be signed by himself, or by his Architect or authorized Agent.)
EXHIBIT D
DIVISION OF HOUSING INSPECTION

DESCRIPTION OF A HOTEL AND LODGING HOUSE

To the Health Officer:

The following describes the building operated as a Hotel and Lodging House situated on the

[street name]

side of [street name] Street, between

[street names]

Said hotel is known as the [name]

[building description]

The building contains [number] guest rooms. The number of rooms, toilets and

[building description]

<table>
<thead>
<tr>
<th>STORY</th>
<th>Basement</th>
<th>1st Floor</th>
<th>2nd Floor</th>
<th>3rd Floor</th>
<th>4th Floor</th>
<th>Top Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Guest Rooms</td>
<td></td>
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<td></td>
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<tr>
<td>No. of Private Toilets and Baths</td>
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<tr>
<td>No. of Public Toilets</td>
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<tr>
<td>No. of Public Baths</td>
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</tbody>
</table>

The basement or cellar contains [description] rooms which are used for

[additional details]

Owner's Name: [name]

Address: [address]

Leasee's Name: [name]

Address: [address]

Agent's Name: [name]

Address: [address]

I, the undersigned, do hereby certify that the facts stated above are true to the best of my knowledge.

[Signature]

[Date]

PAUL E. WILLIAMS, M.D., Commissioner of Public Health

PUBLIC HEALTH ORDER No. 1926, 1927, 1928, 1929

All owners of hotels and lodging houses are hereby notified that the above order prescribes a standardization and will result in an improvement in the public health and sanitation of the community.

[Notice]

SAN FRANCISCO
Department of Public Health
SAN FRANCISCO, CALIF.

HOTEL OR LODGING HOUSE DESCRIPTION

To the Department of Public Health:

Hotel or Lodging House located on the S. side of O. Farrell Street, corner of Powell Street and designated as No. 150 Farrell Street and known as Buick House, in the City of San Francisco, State of California.

Completed: 1909

The lot upon which said Hotel or Lodging House is located, and which is devoted exclusively to the use of said Hotel or Lodging House, is bounded and described as follows:

Said Hotel or Lodging House is a brick structure.
Said Hotel or Lodging House has 3 stories and in addition thereto has a cellar and basement.

If said Hotel or Lodging House has a cellar state how many rooms are therein and for what purpose used or designed to be used.
Storage

Does this Hotel or Lodging House contain a steam boiler, heating furnace or water heating apparatus used other fuel than coal, gas or natural gas? If it does contain such apparatus it is enclosed in a room constructed according to the requirements of Section 23 of the State Hotel or Lodging House Act.

Has this house the fire escape required by Section 23 of the State Hotel or Lodging House Act?

The name of the agent upon whom process may be served is Madison Burke.

His address is 80 Post St., San Francisco, California.

(The name of the owner or of the lessee may be used as the person upon whom process may be served.

Henry Kahn—Owner Address: San Francisco.

Schaefer—Lessee Address: 150 O. Farrell St.

Inspector

[Handwritten dates and names]
DEPARTMENT OF PUBLIC HEALTH  
SAN FRANCISCO, CALIF.  
BUREAU OF SANITATION  
1085 MISSION ST.  

Manager

215 O'Farrell

Your certificate to conduct a place for human habitation at the location noted below, expired

Jan 1 1926

The law governing this class of certificate requires that you make application annually for renewal.

Please fill out the following form and mail or bring it to this office without delay, along with the yearly fee of five dollars ($5.00), imposed by Ordinance No. 5496 New Series c. the Board of Supervisors, approved October 27th, 1921.

Respectfully,

Clerk, Bureau of Sanitation

APPLICATION FOR RENEWAL OF CERTIFICATE

Location 215 O'Farrell

Present Owner C. H. Hess

Present Lessee C. H. Hess

Send Permit to C. H. Hess

(Date) 1926

(Signature)

Remarks

Certificate issued 1926

THIS APPLICATION MUST POSITIVELY BE RETURNED WHEN MAKING YOUR FEE PAYMENT.
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR PERMIT OF OCCUPANCY

Note: Please type, or print, in ink, and return within ten (10) days for:

BUREAU OF FOOD AND SANITATION
101 GROVE ST. (Zone 3) ROOM 214

APARTMENT HOUSE □

HOTEL

LOCATION: 215 O'FARRELL ST.

Applicant: H. E. O. DiMaggio

Mailing Address: 215 O'FARRELL ST.

Class of Building: 3 Number of Stories: 3

Stories used for living and sleeping purposes: 2

Name of Building: __________________________ Approximate Year Built: 1907

Number of Guest Rooms: 17 Number of Apartments: 1 Total Number of Rooms: 28

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
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<tr>
<td>Number of Each</td>
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DETAILS OF BUILDING ARRANGEMENT

<table>
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<tr>
<th>Stories</th>
<th>1</th>
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<th>15</th>
<th>16</th>
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<tbody>
<tr>
<td>No. Guest Rooms Each Floor</td>
<td>7</td>
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<td>No. Public Toilets</td>
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</tbody>
</table>

Basement or Cellar contains: ________ rooms used for: ________

GENERAL INFORMATION

Cracker First

Owner of Property: National Bank Address: 1 MONTGOMERY ST.

Lessees: H. E. O. DiMaggio Address: 215 O'FARRELL ST.

Agent for Property: Cracker First Address:

BANK

Owner □ Leesee □ Manager □ On Premises.

The above information is filed in accordance with the requirements of the California State Housing Act.

Taken By: __________________________ Signature: __________________________

Name: __________________________

Date: 1/26/56

Let No. 1

Block No. 326

Page 214

Assessor's Authorized Agent
NOTICE TO ABATE NUISANCE
FRAME AND POST IN PLAIN VIEW

DIRECTOR OF PUBLIC HEALTH

TRANSFERABLE. CHANGE OF OWNERSHIP MUST BE REPORTED IMMEDIATELY.

THIS PERMIT IS VALID FROM DATE OF ISSUANCE UNTIL REVOKED AND IS NOT

215 OF SHASTA STREET

HOTEL

of 22 Rooms

signature, the operation of any

CERTIFICATE OF SANITARY INSPECTION

and

PERMIT OF OCCUPANCY

DEPARTMENT OF PUBLIC HEALTH

CITY AND COUNTY OF SAN FRANCISCO

No. 6883

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC HEALTH

Central Office
101 Grove Street
Zone 2

Through Mr. T. A. Procks
Chief Administrative Officer

Albert L. Hoff, Chief
Bureau of Fire Prevention
and Investigation
City Hall
San Francisco, 2, California

May 20, 1958

Dear Sir:

A recent inspection of the structure listed below has disclosed conditions which apparently warrant inspection by your department.

Locations: 215 O'Farrell Street

Occupant: House

Owner: Mr. Williams, c/o Malcolm &-marker, 21 Post Street or c/o Cracker Yirt

National Bank, 3 Montgomery Street, Atlas Mr. Haskell

In accordance with Section 215 O'Farrell Street

Violations noted are unfit for human occupancy

Very truly yours,

Eliis D. Bon, M.D.
Director of Public Health

[Signature]

District Supervisor
URBAN RENEWAL CONTROL CARD

CORRECTIONS REQUIRED

1. Vacate the building of all residential occupancy within ________ days.
2. Vacate and dismantle the housing facilities in the building.
3. Obtain the required building permit to remove the building to its original use as a ________ or submit plans and obtain permits to convert building to lawful multiple use.
4. Disconnect and remove gas-fired cooking appliances in ________.
5. Remove and cap gas lines at the place of supply.
6. Vent all approved gas-fired appliances into approved flues.
7. Remove non-conforming partitions and roo 8. Repair or replace ________ stairs.
9. Repair or replace ________, ________, ________.
10. Repair, replace or provide handrail on ________ stairway.
11. Repair broken paving on ________ and drain paved areas to the sewer.
12. Cover ground area under building with concrete ratproofing.
13. Provide waterproof doors for all bath and water-closet compartments.
14. Repair floors in bath and water-closet compartments so as to be completely waterproof.
15. Repair or replace defective rail leaders and gutters.
16. Provide proper means of egress as required by the Bureau of Fire Prevention and Safety.
17. Repair or replace insanitary and or broken drainboards and/or wood trim.
18. Replace all defective window frames and/or window sash.
19. Replace all broken window glass and/or window sash cords.
20. Provide adequate toilet and bath facilities.

ADDITIONAL REQUIREMENTS:

22. Provide lawful light and ventilation for all toilets, baths, service and habitable rooms.
23. Repair, replace, clean, paper and/or paint as needed all walls, ceilings and floors that are soiled, stained, cracked, broken and/or insanitary.
24. Obtain a Building Permit from Room 104, 410 McAllister St. and make any additional repairs as required by the Bureau of Building Inspection.
25. Remove rubbish and debris on premises.
26. Remove torn, worn, and/or insanitary roof covering in ________.
27. Provide for the proper disposal of garbage. Provide sufficient garbage cans with tight fitting lids.
28. Eliminate rodent and/or cockroach infestation on premises.
29. Provide shut-off valves in gas supply lines where required.
30. Properly install all gas-fired appliances with approved pipe connections.
31. Replace all defective sink and basin traps.
32. Replace or repair all defective plumbing fixtures and items.
33. Obtain a Plumbing Permit from Room 202, 410 McAllister St. and make any additional repairs as required by the Bureau of Plumbing Inspection.
34. Remove all electric cord wiring that is stapled to woodwork walls, etc. and that which is extended through walls for future appliances and other receptacles.
35. Place all defective and unlawful electric wiring in safe operating condition.
36. Obtain an Electrical Permit from Room 202, 410 McAllister St. and comply with any additional requirements of the Bureau of Electrical Inspector.
37. Upon completion of all required work you are to obtain a Certificate of Final Completion from the Bureau of Building Inspection.
38. Relocation information provided.
39. Financing information provided.
URBAN RENEWAL CONTROL CARD

DISTRICT: 12463
INSPECTOR: 

AGENCY: 202-19 0 Farrell

DATE: 6-28-78

CORRECTIONS REQUIRED

☐ 1. Vacate the building of all residential occupancy within _______ days.

☐ 2. Vacate and dismantle the living facilities in the.

☐ 3. Obtain the required building permit to restore the building to its original use as _______ or submit plans and obtain permits to convert building to lawful multiple use.

☐ 4. Discontinue use of community kitchen.

☐ 5. Disconnect and remove gas fired cooking appliances in _______.

☐ 6. Remove and cap gas lines at the source of supply.

☐ 7. Vent all approved gas fired appliances into approved flues.

☐ 8. Remove non-conforming partitions and/or construction.

☐ 9. Repair or replace stairs.

☐ 10. Repair or replace porches.

☐ 11. Repair, replace or provide handrail on stairway.

☐ 12. Repair broken paving in _______ and drain paved areas to the sewer.

☐ 13. Cover ground area under building with concrete ratproofing.

☐ 14. Provide waterproof floors for all bath and water-closet compartments.

☐ 15. Provide floors in bath and water-closet compartments so as to be completely waterproof.

☐ 16. Repair or replace defective rain leaders and gutters.

☐ 17. Provide proper means of egress as required by the Bureau of Fire Prevention and Safety.

☐ 18. Repair or replace sanitation and/or broken drainboards and/or wood trim.

☐ 19. Replace all defective window fixures and/or window sash.

☐ 20. Replace all broken window glass and/or window sash cords.

☐ 21. Provide adequate toilet and bath facilities.

☐ 22. Provide lawful light and ventilation for all toilet, baths, service and habitable rooms.

☐ 23. Replace, clean, paper and/or paint as needed all walls, ceilings and doors that are soiled, stained, cracked, broken and/or insanitary.

☐ 24. Obtain a Building Permit from Room 164, 450 McAllister St., and make any additional repairs as required by the Bureau of Building Inspection.

☐ 25. Remove rubbish and debris on premises.

☐ 26. Remove torn, worn, and/or insanitary floor covering in _______.

☐ 27. Provide for the proper disposal of garbage. Provide sufficient garbage cans with tight fitting lids.

☐ 28. Eliminate rodent and/or cockroach infestation on premises.

☐ 29. Provide shut-off valves in gas supply lines where required.

☐ 30. Properly install all gas fired appliances with approved pipe connections.

☐ 31. Replace all defective sink and basin traps.

☐ 32. Replace or repair all defective plumbing fixtures and lines.

☐ 33. Obtain a Plumbing Permit from Room 203, 450 McAllister St., and make any additional repairs as required by the Bureau of Plumbing Inspection.

☐ 34. Remove all electric cord wiring that is stapled to woodwork, walls, etc., that is extended through walls for future appliances and plug receptacles.

☐ 35. Place all defective and unlawful electric wiring in safe operating condition.

☐ 36. Obtain an Electrical Permit from Room 202, 450 McAllister St., and comply with any additional requirements of the Bureau of Electrical Inspection.

☐ 37. Upon completion of all required work you are to obtain a Certificate of Final Completion from the Bureau of Building Inspection.

☐ 38. Relocation information provided.

☐ 39. Financing information provided.
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR PERMIT OF OCCUPANCY

Notes: Please type or print in ink and return within ten (10) days.
BUREAU OF FOOD AND SANITATION
101 GROVE ST. (Zone 2) ROOM 21

APARTMENT HOUSE [ ]
HOTEL [ ]

Location: 215 O'Farrell

Applicant: De Mcary

Class of Building: 2

Stories used for living and sleeping purposes: 2

Name of Building: 

Number of Guest Rooms: 17

Number of Apartments: 1

Apartment Sizes 3-Room 4-Room 5-Room 6-Room 7-Room 8-Room

Number of Each 1

DETAILED BUILDING ARRANGEMENT

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BASEMENT OR CELLAR contains room used for storage

GENERAL INFORMATION

Owner of Property: 

Lease: 

Agreement for Premises: 

The above information is filled in accordance with the requirements of the California State Housing Act.

Taken By: 

Signature: 

Owner, Lessee, or Resident Agent
This is a three-story and cellar, brick building which was originally built with the above noted permit. The original application for permit was approved and indicated the use for an office building. The building now shows the first floor at street level to be occupied by several different commercial and public assembly occupancies while the two stories above are residential and used as a hotel.

There is no approved permit to show any change of occupancy use from offices to hotel; there are numerous permits for various work done on the premises but they generally are for work to either remodel or create stores, etc., at the street level.

In 1914 and 1921 there were applications to change doorways and hang signs which refer to "Buick" hotel. The signs referred to hotel management as being new, etc. There was a stipulation on the original permit requiring an additional staircase on west end of building and fire escape on the Powell Street end that does not show the reason for change in use to require these additions. Stairs are not now existent.

This building covers approximately 3200 square feet of a 23'11½" x 13'7½" corner lot which is in the fire limits, has an assessed valuation of $10,200, and the area in which it is located is zoned for commercial use.

The condition and arrangement of the building does not meet the minimum requirements of the San Francisco Building and Housing Codes.
VIOLATIONS OF THE SAN FRANCISCO BUILDING AND HOUSING CODES

1. Debris and rubbish in vent shaft. HC 611. Remove the debris and rubbish.

2. The required window area, or mechanical ventilation in the public hallway, second and third floors, is inadequate. HC 704(e). Provide proper window or mechanical ventilation.

3. Interior stairs are not properly vented. HC 704(g). Provide proper ventilation.

4. The required artificial lighting in public hallway, second and third floors, is inadequate. HC 1613. Provide proper lighting.

5. Handrails for the main stairs are missing. HC 1101(b) BG 2105(g). Provide proper handrails.

6. Floor surface in the bathroom, third floor, is improperly covered. HC 705(e) BG 104. Provide an approved waterproof floor surface.

7. Water closet and bathtub or shower is lacking in manager's apartment. HC 602(a) Provide proper sanitary facilities.

8. The hotel does not have two additional bathtubs or showers on the second floor in separate compartments accessible from the public hallway. HC 705(b) Provide proper facilities.

9. The hotel does not have one additional water closet compartment on the second floor accessible from the public hallway. HC 602(b) Provide proper facilities.

10. The water closet compartments on second floor are not marked to designate sex. HC 705(b). Provide proper signs.

11. Heating facilities in Guest Rooms are lacking. HC 1201. Provide proper facilities.

12. Rubbish has accumulated in vent shaft at west end of building. HC 1607 Correct this insanitary condition.

13. There is no second means of egress from each room, second and third floor. HC 1101(a), 2102(c). Provide a second means of egress.
14. Access to halls, second and third floors, is obstructed. BC 2117 (a) (b). Remove the obstructions.

15. Transoms open into the public hallway on second and third floors. HC 704(e)2. Remove the transoms and seal the openings with proper materials.

16. The public hallways on second and third floors have one wall which has openings with glass windows installed, creating hallways which are not of one hour fire resistive construction. HC 1105(c), BC Table 9-A. Close openings with one hour fire-resistive material.

17. The interior stairway, main entrance to second and third floors, is not properly enclosed. BC 2108, HC 1108. Provide either a proper enclosure, a proper sprinkler system, or direct access from inside the guest rooms to the street.

18. The required access from the topmost story of the roof is missing. BC 1107(a) BC 2105(n). Provide a proper stairway or scuttle and ladder.

19. Space under the stairway leading from lobby entrance vestibule to second floor is improperly used for storage and closet. BC 1106(c), BC2105(k). Remove the partitions or seal the space.

20. The exit stairway has door at second floor landing and is an obstruction. BC 2101(h). Remove the obstruction.

21. Approved vents for the Andrew gas heaters in hallways on second and third floors were for heating rooms are lacking. BC Art. 37 PC 1212. Provide proper vent or remove the heaters.

22. Permanent supply of fresh air is inadequate for ventilation and combustion for water heater enclosure at west end of building on second floor. BC 3608. Provide proper ventilation.

23. Sec. 505(b) HC. Abatement or Repair. This is a building outside a conservation or rehabilitation area which is substandard as set forth
in Article Six of San Francisco Housing Code and as such is subject to be declared a public nuisance with abatement or repair as provided.

24. Sec. 601 Substandard Building Defined. A building with residential occupancy in which there are conditions enumerated in this Article of the housing code whereby the safety of property and welfare of public and occupants are affected, is deemed and declared to be a substandard building.

RECOMMENDATION

Based on the foregoing report it is recommended that the owner of this property secure such permits as necessary for such work required to correct all listed violations or any others which may be found during the period of rehabilitation. If it is economically impracticable to do this then a recommendation for returning building to such an occupancy as found practicable would be in order with compliance with all governing codes.

John F. Moody, Building Inspector
BUREAU OF
BUILDING INSPECTION

Location 207-219 O'Farrell St.

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

ELECTRICAL INSPECTOR'S REPORT

Inspection disclosed cord wiring in several of the hotel rooms, manager's apartment, and the restaurant (209 O'Farrell). Many of the rooms lack the necessary wall plug receptacles, compelling the tenants to use un-approved wiring methods to connect their every-day appliances.

VIOLATIONS OF THE SAN FRANCISCO ELECTRICAL CODE

26. Sec. 104 Maintenance. The electrical installation has not been maintained in a safe condition.

27. Sec. 602 Existing Wiring. Unlawful to Disturb. The existing wiring has been altered and extended without obtaining a permit or inspection.

VIOLATIONS OF THE NATIONAL ELECTRICAL CODE

28. Sec. 1113 Guarding of Live Parts. Several defective lighting fixtures exist in the restaurant (209 O'Farrell St.).

29. Sec. 4003 Use of Flexible Cord. Cord wiring is used in lieu of approved wiring.

RECOMMENDATION

Based on the above report it is required that the violations be corrected by a registered electrical contractor; subject to permit and inspection. NO ELECTRICAL WORK OF ANY KIND SHALL BE PERFORMED UNTIL, OR UNLESS, A BUILDING PERMIT HAS FIRST BEEN ISSUED.

G. Fenna, Electrical Inspector

-5-
NOTICE OF CONDEMNATION UNDER THE PROVISIONS OF THE HOUSING CODE.

Of structure located at: 227-229 Warren St.
Block number: 326 Lot number: 1

Name and address of owner of record: Crocker Anglo National Bank (Rosenstirn Tt-5246), c/o Trust Real Estate Div., attn: Mr. Landwehr, 71 Montgomery St.

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on Friday July 29, 1960 at 10:30 A.M. in Room 282 City Hall in accordance with DPW Order No. 56-529.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, and more than 48 hours prior to the hearing.

2. That said structure complained of is unsafe.

3. That the unsafe conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.

4. That the condition of said structure constitutes a public nuisance under the terms of the Housing Code of the City and County of San Francisco.

The Director hereby condemns this building and orders that within sixty (60) days from this date, the owner or his representative shall have issued to him a permit from the San Francisco Bureau of Building Inspection to demolish said building or a permit to bring it into conformance with the San Francisco Housing Code.

The Director further orders that all substandard conditions contained in the complaint of the Superintendent, Bureau of Building Inspection, be corrected in accordance with all applicable laws, within 120 days of the date of this order.

APPEAL: Pursuant to Section 1706 of the San Francisco Housing Code, this order may be appealed to the Housing Appeals Board. Appeals must be in writing on forms provided by the Housing Appeals Board, and must be filed with the Secretary of the Board, Room 254 City Hall, within 10 days from August 1, 1960.

File(2)
Crocker Anglo Natl. Bank, (Rosenstirn Tt-5246), c/o Trust Real Estate Div., attn: Mr. Landwehr, 71 Montgomery St., SF, fac.
Bldg. Inspection(3) (I signed)

Approved 29 July 1960

Reuben H. Owen, Director
Department of Public Works
By /s/ Director, Admin.
DEPARTMENT OF PUBLIC HEALTH

INSPECTION ORDER

Applicant: MILLER, E. GERO
Address: 215 OAKLAND STREET

Owner: MILLER, E. GERO
Address: 215 OAKLAND STREET

Housing Accrd

1961

Block No.: 226
Lot No.: 1

No. Rooms: 23

Not Likely

Under

1961
Dear Mr. Holm:

As the result of a complaint, an inspection was made of the premises at 207-219 O'Farrell St. by the Bureau of Building Inspection, and on March 9, 1960, the building inspector reported to the Superintendent of the Bureau of Building Inspection the nature of the existing violations of the building and electrical codes at these premises.

Listed below is a brief summary of pertinent facts connected with this matter:

- BBD Complaint No. 9236
- OPW Hearing Order No. 56,529
- Date Hearing before Director: July 29, 1960
- OPW Condemnation Order No. 56,700
- Date condemned by Director: July 29, 1960
- Ordered vacated: No
- Building Permit applied for: No.

Inasmuch as the owner has ignored the Order of Condemnation and has taken no action to correct the deficiencies, I request that your office take the necessary steps to have these violations abated.

I am attaching hereto, for your use, copies of the Department of Public Works order which is the Order of Condemnation, copy of complaint setting forth the allegations, copy of Order of Hearing, and a copy of the Affidavit of Posting and Serving.

If there are any questions regarding this, please have someone contact Mr. A. Cole, Supervising Construction Inspector, Extension 711, who is thoroughly familiar with the matter.

Very truly yours,

[Signature]

Director of Public Works

ASC: JJ
Recommended:

Robert [Signature]: Supt.

[Signature]: Insp.

cc: Asst. Director-Adm.
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC HEALTH

CENTRAL OFFICE
101 SPOUL STREET
ZONE 2

Dear Sir or Madam:

Permit of Occupancy No. 644 issued on 3/3/58

to

(name - address)

has been revoked for the following reason(s):

1. 
2. 
3. 
4. 
5. 

Please return above permit to this department immediately. Your cooperation in this matter is requested.

Very truly yours,

HILLS R. SOW, M.D.
Director of Public Health

Inspector

Note: This document is a formal notice of permit revocation due to non-compliance with regulations. The specific reasons for revocation are detailed above. The information was obtained from the City Attorney's Office.
Mr. Reuben Owens
Director Public Works
260 City Hall
San Francisco, California

Re: 207-19 O'Farrell Street
BBI Complaint No. 9236

Attention: Mr. Robert Levy, Superintendent
Building Inspection

Dear Mr. Owens:

Reference is made to your letter of January 20, 1961 requesting this office to take action to enforce order of condemnation against the above-described property.

I am informed by the owners that the hotel on the upper floors has been vacated since June of this year and that negotiations are in progress as to a new lease for use of the premises which would comply with code requirements.

Because of the above situation, I have filed suit in this matter but have not set it for trial. I would like your opinion as to whether you still wish this matter to be pressed to an early trial or whether, under the circumstances, you feel that the cause can be left pending until a new lessor is obtained by the owner. In this regard, the owner's attorney has assured me that the premises will be brought into compliance with code whenever the parties enter into the new lease.

Very truly yours,

DION R. HOLM
City Attorney

Beatrice Challiss
Deputy City Attorney
November 24, 1961

Progress Report

Address: 207-19 O'Farrell St.

Mr. Dion R. Holm
City Attorney
City Hall

Attention: Deputy City Atty., Beatrice Challiss

Dear Mr. Holm:

In reply to your recent inquiry regarding the present status of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:
Hotel vacant — Properly secured against vandalism. Y:

7/25/62 done.

Please take action in this case as follows:
Please postpone legal action three (3) months.

7/25/62.

Very truly yours,

Reuben H. Owens
Director of Public Works
By
Robert C. Levy, Superintendent
Bureau of Building Inspection
Progress Report
Address: 207-19 O'Farrell St.

Mr. Thomas M. O'Connor
Mr. Dion M. Holm
City Attorney
City Hall

Attention: Deputy City Atty. Beatrice Challiss

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present status of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:
Hotel vacant - Properly secured against vandalism.

Please take action in this case as follows:
Please postpone legal action for three (3) months.

Very truly yours,

Reuben H. Owens
Director of Public Works

By

Robert C. Levy, Superintendent
Bureau of Building Inspection
July 25, 1962

Progress Report

Address: 207-19 O'Farrell St.

Mr. Thomas M. O'Connor
City Attorney
City Hall

Attention: Deputy City Atty: Beatrice Challiss Laws

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present status of the building located at:

207-19 O'Farrell St.

Progress for compliance with condemnation order:

Hotel vacant - properly secured against vandalism

Please take action in this case as follows:

Please postpone legal action three (3) months.


Very truly yours,

Reuben H. Owens
Director of Public Works

By

Robert C. Levy, Superintendent

Bureau of Building Inspection
August 23, 1962

Mr. John H. Steinhardt
Steinhardt, Goldberg, Feigenbaum & Lader
111 Sutter Street
San Francisco

Re: City and County of San Francisco v.
Glady E. Evans, Glady E. Evans, and Crocker-
Anglo National Bank as trustee under the
Trust created by the Last Will and Testament
of Alfred M. Rosenstreich, Deceased
Superior Court No. 598642
207-19 O'Farrell Street

Dear Sir:

This office has been requested by the Bureau of Building Inspection to defer legal action for a period of 90 days in the above entitled injunction proceedings relating to a public nuisance at the above referred to premises.

This is to advise you that your time to answer the complaint in the above action is hereby extended until October 23, 1962. Additional time to answer will not be granted by this office unless you diligently proceed with the work necessary to correct the violations of law existing at the above premises and make the arrangements necessary to see that the above Bureau or Department so advises this office before the expiration of the above period and requests that your time be further extended.

If this office is not requested by the above Bureau or Department, on or before the expiration of your time to answer, to extend further time to you, your default will be entered and a judgment obtained against you as sought in the complaint on file in the Superior Court.

Very truly yours,

THOMAS M. O'CONNOR, City Attorney

BEATRICE CHALLISS LAW
Deputy City Attorney

cc: Mr. Robert C. Levy,
Superintendent
Bureau of Blgd. Insp.

cc: Mr. Norman Johnson, Trust Officer
Crocker-Anglo National Bank
1 Montgomery St., San Francisco
Progress Report
Address: 207-19 O'Farrell St.

Mr. Thomas M. O'Connor
City Attorney
City Hall

Attention: Deputy City Atty: B. Laws/

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present status of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:

Still occupied only on ground floor. Upper floors barricaded and maintained.

Please take action in this case as follows:
As per agreement, postpone legal action for six months.

Very truly yours,

Reuben H. Owens
Director of Public Works

By
Robert C. Levy, Superintendent
Bureau of Building Inspection
April 12, 1963

Mr. John H. Steinhart
Attorney at Law
111 Sutter Street
San Francisco 4, California

Re: City and County of San Francisco vs.
Gladys Enman, Sup. Ct. No. 508042 -
207-15 O'Farrell Street, S. F. BBI No. 9236

Dear Mr. Steinhart:

This is to advise you that on April 3, 1963, the
Director of Public Works authorized this office to postpone
further legal action against the above premises for a period
of six months, provided that a weekly inspection of, and
report on, the premises continues to be made.

As of October 3, 1963, our authorization to defer
legal action will have expired and it will be necessary for
you, or before that date, to arrange with the Bureau of
Building Inspection to further extend their authorization to
this office.

Very truly yours,

THOMAS M. O'CONNOR
City Attorney

BEATRICE CHALISSL LAWS
Deputy City Attorney

cc: Mr. Robert C. Levy
Supt., Bur. of Bldg. Inspec.

Mr. R. Gerald Moeckli
Asst. Trust Officer
Crocker-Anglo National Bank
1 Montgomery St., S.F. 20
Mr. S. Myron Tatarian  
Director of Public Works  
City Hall  
San Francisco 2, California

Attn: Mr. Robert Levy, Superintendent  
Bureau of Building Inspection

Re: CCSF v. Gladys Ehman  
Superior Court No. 508042  
207-19 O’Farrell Street  
EBI No. 9236

Dear Mr. Tatarian:

Reference is made to your progress report of April 3, 1963, authorizing this office to defer legal action in the above matter for six months provided that the owner continue to inspect the premises weekly and advise us by letter each week that the upper floors remain barricaded. The six months authorization which you gave this office to defer legal action has now expired.

Will you kindly advise this office whether you will authorize further deferment of legal action in this matter or whether this is a case which should now proceed to trial. In connection with your decision on this matter you may wish to discuss the case with Mr. Norman Johnson, trust officer of the Crocker-Anglo Bank, 1 Montgomery Street, San Francisco. Mr. Johnson has been handling the property for the Crocker-Anglo Bank, which is managing this property for the owners. You may also wish to refer to my letter of April 2, 1962, and a copy of the letter from the Crocker-Anglo National Bank dated March 12, 1962, which are in your files in making your decision upon this case. It is my understanding that the owners of this property have not yet found a suitable tenant for the upper stories of this building and that the facts set forth in the two letters referred to are still in existence.
Mr. S. Myron Tatarian  
Director of Public Works  
Attn: Mr. Robert Levy  
October 9, 1963  
Page Two

Please feel free to telephone me if you have any questions about this request for further authorization.

Very truly yours,

THOMAS M. O'CONNOR, City Attorney

BEATRICE CHALLISS LAWS,
Deputy City Attorney.

BCL: wak
Progress Report
Address: 207-09 O'Farrell Street

Mr. Thomas M. O'Connor
City Attorney
City Hall

Attention: Deputy City Atty: B. Laws

Dear Mr. O'Connor:

In reply to your recent inquiry regarding the present status of the building located at:

207-19 O'Farrell Street

Progress for compliance with condemnation order:
Still occupied only on ground floor. Upper floors barricaded and maintained.

Please take action in this case as follows:
As per agreement, postpone legal action for six months.

Very truly yours,

S. M. Tatarlan
Director of Public Works

By Robert C. Levy, Superintendent
Bureau of Building Inspection
October 15, 1963

Mr. John H. Steinhart
Attorney at Law
111 Sutter Street
San Francisco 4, California

Re: City and County of San Francisco v.
Gladye Ehrman, Sup. Ct. No. 508042
207-19 O'Farrell Street, S. F.
BBI No. 9236

Dear Mr. Steinhart:

This is to advise you that on October 14, 1963, the Director of Public Works authorized this office to postpone further legal action against the above premises for a period of six months, provided that a weekly inspection of, and report on, the premises continues to be made.

As of April 14, 1964, our authorization to defer legal action will have expired and it will be necessary for you, on or before that date, to arrange with the Bureau of Building Inspection to further extend their authorization to this office.

Very truly yours,

THOMAS M. O'CONNOR
City Attorney

BEATRICE CHALIERS LANB
Deputy City Attorney

cc: Mr. Robert C. Levy

Mr. N. Johnson
Trust Officer
Crocker-Anglo National Bank
1 Montgomery St., S.F. 20
Mr. S. Myron Tatarian  
Director of Public Works  
City Hall  
San Francisco 2, California

Attn: Mr. Bernard Cummings,  
Urban Renewal Analyst  

Re: CCSF v. Gladys Ehrman  
Superior Court No. 508042  
207-19 O’Farrell Street  
BBI No. 9236

Dear Mr. Tatarian:

Reference is made to your progress report of October 14, 1963, authorizing this office to defer legal action in the above matter for six months provided that the owner continue to inspect the premises weekly and advise us by letter each week that the upper floors remain barricaded. The six months authorization which you gave this office to defer legal action expired on April 14, 1964.

Will you kindly advise this office whether you will authorize further deferment of legal action in this matter or whether this is a case which should now proceed to trial. In connection with your decision on this matter you may wish to discuss the case with Mr. Norman Johnson, trust officer of the Crocker-Anglo Bank,1 Montgomery Street, San Francisco. Mr. Johnson has been handling the matter for the Crocker-Anglo Bank, which is managing this property for the owners. You may also wish to refer to my letter of April 2, 1962, and a copy of the letter from the Crocker-Anglo National Bank dated March 12, 1962, which are in your files in
making your decision upon this case. It is my understanding that the owners of this property have not yet found a suitable tenant for the upper stories of this building and that the facts set forth in the two letters referred to are still in existence.

Please feel free to telephone me if you have any questions about this request for further authorization. We would appreciate receiving your reply prior to July 15th.

Very truly yours,

THOMAS M. O'CONNOR
City Attorney

Beatrice Challiss Laws
Deputy City Attorney
Dear Mr. Tatarian:

We wish to advise you that as of this date we have inspected the building commonly known and designated as 207-19 O'Farrell Street, San Francisco, California, and wish to advise you that this building is not being used for residential occupancy.

Yours very truly,

N. Johnson
Vice President and
Trust Officer

cc: Mr. Thomas M. O'Connor
Att. Mr. William Minton
City Attorney's Office
City Hall
San Francisco, California
<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
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<tr>
<td>2/7/64</td>
<td>Health Inspection with request to vacate</td>
<td>3/1/65</td>
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<tr>
<td>4/28/64</td>
<td>Health Inspection</td>
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<tr>
<td>7/27/64</td>
<td>No change in condition</td>
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<td>Vacate &amp; Barricade Office</td>
<td>9/30/64</td>
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<td>Vacate &amp; Barricade</td>
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<tr>
<td>9/26/64</td>
<td>Conditions unchanged, still vacant</td>
<td>10/18/64</td>
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</table>

Return to DAHL
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

ORDER NO. 71 443

Location - 207-19 O'Farrell St., SF
Block 326, Lot 1
Owner - Crocker-Anglo Natl. Bank
(Rosenstirn TL-5246)
c/o Trust Real Estate Divn.
Attn: Mr. Landwehr, #1 Montgomery St., SF

Book A 152, Page 722

The complaint of the Superintendent of the Bureau of Building Inspection and the Order of the Director of Public Works, No. 58 700 which condemned the hereinabove real property, are hereby revoked for the reason that the structure has been brought into conformance with the San Francisco Housing Code.

The Director hereby dismisses the complaint of the Superintendent of the Bureau of Building Inspection and the allegations contained therein.

S.M. Tatarian, Director
Department of Public Works

By R. Brooks Larter
Asst. Director, Admin.

File(2)
Owner
URD

Approved 8 December 1965
S.M. Tatarian, Director
15 - 12-67

1967

Housing Record

SAN FRANCISCO CALIFORNIA

DEPARTMENT OF PUBLIC HEALTH


case

526

9.1.6

OFFICIAL COPY
<table>
<thead>
<tr>
<th>DATE</th>
<th>TYPE OF INSPECTION</th>
<th>INSPECTOR</th>
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<tbody>
<tr>
<td>6-23-68</td>
<td>R</td>
<td>Koc</td>
</tr>
<tr>
<td>6-23-69</td>
<td>R</td>
<td>Lawrence</td>
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</table>

**SPECIAL REMARKS:**
6-23-69 **DO NOT ENTER UNDER LOCK & KEY.**
**CITY AND COUNTY OF SAN FRANCISCO**
**DEPARTMENT OF PUBLIC WORKS**

**APPLICATION FOR PERMIT OF OCCUPANCY**

*Note: Please type, or print, in ink, and return within ten (10) days for:*

**BUREAU OF BUILDING INSPECTION**
**ROOM 205**
**558-4505**

**DIVISION OF APARTMENT AND HOTEL INSPECTIONS**
**450 MCALISTER STREET**

**Dear Sir or Madam,**

FROM OUR RECORDS IT APPEARS THAT YOU HAVE NOT MADE APPLICATION FOR A PERMIT OF OCCUPANCY FOR THE USE AND OCCUPANCY OF THE STRUCTURE LOCATED AT THE ADDRESS MENTIONED BELOW. PLEASE BE ADVISED THAT SECTION 1102 OF THE SAN FRANCISCO HOUSING CODE REQUIRES A PERMIT OF OCCUPANCY FOR EVERY APARTMENT HOUSE AND HOTEL. YOU ARE HEREBY NOTIFIED THAT YOU ARE REQUIRED TO FILE FOR A PERMIT OF OCCUPANCY FOR THE STRUCTURE WITHIN THIRTY (30) DAYS FROM THE RECEIPT OF THIS NOTICE, PURSUANT TO SECTION 1102 OF THE SAN FRANCISCO HOUSING CODE.

PLEASE ARRANGE FOR AN APPOINTMENT WITH RESIDENTIAL ENVIRONMENT INSPECTOR TO INSPECT THE PROPERTY AS REQUIRED BY THE SAN FRANCISCO HOUSING CODE. IF YOU HAVE ANY QUESTIONS REGARDING WHY YOU WERE NOTIFIED PLEASE CONTACT THE INSPECTOR DURING THE OFFICE HOURS OF 8:30 AM OR A-LATE ON SATURDAYS.

**Very Truly Yours,**

ROBERT D. LEVY, SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

**APARTMENT HOUSE**

**DESCRIPTION OF BUILDING**

**DATE**

**C.T.** 227

**BLOCK NO.** 326

**LOT NO.** 1

**Location:**

**Type:** 1, 2, 3, 4, 5, 6, 7, 8

**Stories:** 3

**Basement:** Yes, No

**Cellar:** Yes, No

**Floors of Occupancy:** 2

**Other buildings on lot:** Residential, Other

**DETAILS OF BUILDING ARRANGEMENT**

**APARTMENT SIZE**

<table>
<thead>
<tr>
<th>BATHS AND TOILETS</th>
<th>SLEEPING ROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PUBLIC</strong></td>
<td><strong>PRIVATE</strong></td>
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<td><strong>B</strong></td>
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<tr>
<td>Sub-Level</td>
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<td>4th</td>
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<td>Other (List)</td>
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<tr>
<td>TOTALS</td>
<td>13</td>
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</tbody>
</table>

**LESSEE:**

**MAILING ADDRESS:**

Agent for Property:
Address

Owner
Lessee
Manager
On Premises

Recorded
Owner's Name(s):
CROCETE - CITIZENS NAT. BK.

Mailing Address:
San Francisco, CAL. 94110

Taken by:
Signature:
Smoke Detector Inspection Report - San Francisco Ordinance 386-84
California Health and Safety Code 13113.7

☐ 1. This building is completely sprinklered and is exempted from the above S.F. Ordinance and State Code requirements.

☐ 2. This building, with a central smoke detector system in the public halls, must install battery* operated smoke detectors in all units.

☐ 3. This building must have battery* operated smoke detector(s) located in the lobby and at the top of each public stairway and an additional detector(s) at every third floor below the top of such stairway.

☐ 4. This building must have hardwired single station smoke detectors installed in all units. You are hereby required to have an electrical contractor secure an electrical permit to install the hard-wired single station smoke detectors connected to the building wiring system and submit a Compliance Certification (Approval by Electrical Inspector) to the Housing Inspection Division.

☒ 5. The Housing Inspection Division has not received your:
☐ Affidavit-Self Certification for Battery Operated Smoke Detectors.
☐ Compliance Certification for Hardwired Smoke Detectors.

*Installation of battery-operated smoke detectors does not require an electrical permit.

The smoke detectors are to be located adjacent to the sleeping areas of the unit on the ceiling or if wall mounted within twelve (12) inches of the ceiling, but no closer than six (6) inches to the ceiling.

Failure by the owner(s) to complete the work and/or submit the Compliance Certification within 30 days may cause your case to be referred for Abatement Proceedings.
Date Filed: 01/25/02  Time: 4:00

Complaint Number: H1D

Station: H1D  Dist. No.: 2

Inspector: O. Williams

Supt. Letter #:  
Director Letter #:  

Location: 2150 1/2 Farrell  
Unit:  

Bld/Lot:  
CT:  
Use/Occupancy:  

Owner:  
Phone:  

Mailing Address:  

Complainant: H. D. (O. Burns)

Address:  
Unit:  

Complaint Description: Vacant Building, Check Attic foraccessible Fire Group.

Date - Statement of Facts: (For Official Use)

8-26-02  S.A.NavLink Location Below - 2 Story Build

Dirty - Windows are not operable - Fire Group Appears

Operable - No Signs of Over Deterioration &ulla

Date Referred To:  

Date Abated By:  

90034-10 3/90
NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 • 2414

COMPLAINT NUMBER

DATE

BLOCK

LOT

STORIES

BASEMENT

OWNER / AGENT

MAILING ADDRESS

PERSON CONTACTED AT SITE

PHONE #

ZIP

CODE / SECTION #

VIOLATION DESCRIPTION:

☑ WORK WITHOUT PERMIT (SFBC 104.2.4);
☑ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
☑ UNSAFE BUILDING (SFBC 102);
☑ CANCELLED PERMIT (SFBC 106.3.7)

PA#

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT APPLICATION WITHIN ___ DAYS [WITH PLANS]. A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN ___ DAYS AND COMPLETE ALL WORK WITHIN ___ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECT VIOLATIONS WITHIN ___ DAYS. ☐ NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED ___, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS. FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

CORRECTIVE ACTION:

FEE OR OTHER FEE WILL APPLY

☐ Stop Work/Permit after 9/160
☐ Stop Work/Exceeding Scope of Permit
☐ Other
☐ Reinspection Fee
☐ No penalty (Work w/o permit prior to 9/160)

APPROX. DATE OF WORK W/O PERMIT: 10.15.97

VALUE OF WORK PERFORMED WITHOUT PERMITS

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: D. S. --------------------------------------------------

(Inspector — Print Name)

OFFICE HOURS: 7:30 AM TO 6:30 PM AND 7:30 TO 5:30 PM

PHONE # 558-6103

Y/ (Inspector's Signature)

DISTRICT #

CP EID PE EPC DAD SFFD DPH RCP

3rd Floor, 1660 Mission St. 558-6096

Housing Inspection Services 3rd Floor, 1660 Mission St. 558-6220

Electrical Inspection Division 3rd Floor, 1660 Mission St. 558-6030

Plumbing Inspection Division 3rd Floor, 1660 Mission St. 558-6054

Code Enforcement Division 3rd Floor, 1660 Mission St. 558-6454

3035 OS (Rev. 5/96)

Printed on recycled materials
City and County of San Francisco
Department of Building Inspection
CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 201-0 Farrell St. (block and lot) 03-26-01

Permit Application No: 2001/02/162752-Type of Construction: MStories: 3 Dwelling Units: 20
Basements: 1 Occupancy Classification: R-1, M No. of Guestrooms: 1 with cooking facilities: 
Description of Construction: Seismic retrofit - Bolts plus with sprinkler ties connected directly

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 199 of the San Francisco Building Code.

Any change in the use or occupancy of these premises—be it any change to the building or premises—could cause the property to be in violation of the Municipal Code of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Code of the City and County of San Francisco.

Approved: 200 Bureau of Fire Prevention

by: (Signature) (Printed Name)
Approved: 200 Department of Public Health

by: (Signature) (Printed Name)

This certificate issued on: 2-1-07 200.7

FRANK CHI, Director of Building Inspection
by: (Signature) (Printed Name)

Housing Inspector

Copies: (1) (original is attached); (1) (to property owner); (1) (to Building Inspector); (1) (to Housing Inspector)
EXHIBIT G
CHAPTER II.

BUILDING ORDINANCES.

THE BUILDING LAW.

ORDINANCE NO. 1008.

(New Series.)

REGULATING THE CONSTRUCTION, ERECTION, ENLARGEMENT, RAISING, ALTERATION, REPAIR, REMOVAL, MAINTENANCE, USE AND HEIGHT OF BUILDINGS; REGULATING CHARACTER AND USE OF MATERIALS IN AND FOR BUILDINGS; ESTABLISHING FIRE LIMITS, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

Approved December 22, 1909.

Be it ordained by the People of the City and County of San Francisco as follows:

PART I.

Section 1. This Ordinance shall be known as "The Building Law" of the City and County of San Francisco.

Section 2. This Ordinance shall apply to all buildings hereafter to be erected, constructed, altered, repaired, raised, added to or built upon within the boundaries of the City and County of San Francisco, except buildings and construction for which permits have been issued by the Board of Public Works prior to the passage of this Ordinance.
PART II.

Boundary lines of the areas within which various classes of buildings may be erected.

FIRE LIMITS.

Section 3. That portion of the City and County of San Francisco within the boundary lines in this section hereinafter set forth shall be known as the fire limits within which it shall be unlawful to erect or construct frame or wooden buildings, or to alter, enlarge, repair, add to or build upon any building or buildings except as in this Ordinance otherwise provided, viz:

The fire limits shall be bounded by a line commencing at the intersection of the shore line of the Bay of San Francisco with the easterly end of the center line of Greenwich street; running thence westerly along the center line of said Greenwich street to its intersection with the center line of Sansome street; thence southerly along the center line of Sansome street to its intersection with the center line of Broadway; thence westerly along the center line of Broadway to the center line of Cordelia street; thence southerly along the center line of Cordelia street to its intersection with the center line of Pacific street; thence westerly along the center line of Pacific street to the center of the crossing of Pacific and Powell streets; thence southerly along the center line of Powell street to the center of the crossing of Powell and Sacramento streets; thence easterly along the center line of Sacramento street to the center line of the crossing of Sacramento and Stockton streets; thence southerly along the center line of Stockton street to a point distant one hundred and thirty-seven and one-half (137½) feet northerly from the northerly line of Bush street; thence westerly parallel with Bush street on a line distant one hundred and thirty-seven and one-half (137½) feet northerly from the northerly line of Bush street to the center line of Van Ness avenue; thence at right angles southerly along the center line of Van Ness avenue to the intersection of the center line of Fell street; thence westerly along the center line of Fell street to the center of the crossing of Fell and Franklin streets; thence southerly along the center line of Franklin street to the center of the crossing of Franklin and Page streets; thence westerly along the center line of Page street to the center of the crossing of Page and Gough streets; thence southerly along the center line of Gough street to its intersection with the center line of Market street; thence southerly and westerly along the center line of Market street to Valencia street; thence southerly along the center line of Valencia street to the center line of the crossing of Valencia and McCoppin streets; thence at a right angle easterly along the center line of McCoppin street to a point one hundred and forty-four (144) feet easterly from the easterly line of Valencia street; thence extending in a northerly
and easterly direction on a radius of three hundred and ninety-six and eight one-hundredths (396.08) feet to the center line of Stevenson street if produced through private property, and along the center line of Stevenson street to the westerly line of Brady street; thence diagonally in an easterly direction across Brady street to the intersection of the east line of Brady street and the center line of Stevenson street produced and Stevenson street; thence along the center line of Stevenson street in a northeasterly direction to the center line of Twelfth street; thence southeasterly along the center line of Twelfth street to the center line of Otis street; thence in a northerly and easterly direction along the center line of Otis street and Mission street to the center of the crossing of Mission and Ninth streets; thence in a southerly and easterly direction along the center line of Ninth street to the center of the crossing of Ninth and Minna streets; thence in a northerly and easterly direction along the center line of Minna street to Sixth street; thence in a southerly and easterly direction along the center line of Sixth street to the center of the crossing of Sixth and Howard streets; thence in a northerly and easterly direction along the center line of Howard street to the center of the crossing of Howard and First streets; thence in a southerly and easterly direction along the center line of First street to the center of the crossing of First and Folsom streets; thence easterly along the center line of Folsom street to the center line of Steuart street; thence in a northerly and westerly direction along the center line of Steuart street to a point one hundred and eighty-three (183) feet and four (4) inches northerly from the northerly line of Folsom street; thence at right angles easterly through private property to the waters of the Bay; thence along the shore line of the waters of the Bay in a northerly and westerly direction to the point of commencement.

FIREPROOF ROOFING LIMITS.

Section 4. The roofs of all buildings hereafter constructed within the limits hereinafter in this section described shall consist of fireproof materials, and whenever the covering of the roof or roofs of any building or buildings heretofore constructed within the said limits shall, in the judgment of the Board of Public Works, be or become damaged through fire, decay or otherwise, to the extent of forty (40) per centum of the value of the said covering of the roof or roofs, then the said covering of the roof or roofs shall be reconstructed or replaced with fireproof materials. Said fireproof materials shall consist of the same materials required for the roof coverings of all buildings erected within the fire limits of the City and County.

Said limits shall be bounded by a line commencing at the intersection of the shore line of the Bay of San Francisco with the northerly end of Van Ness avenue; thence southerly along the center
line of Van Ness avenue to Green street; thence westerly along the center line of Green street to Lyon street; thence southerly along the center line of Lyon street to Pacific avenue; thence westerly along the center line of Pacific avenue to its intersection with the southerly line of the Presidio Reservation; thence following the southerly line of the Presidio Reservation to First avenue; thence southerly along the center line of First avenue to California street; thence easterly along the center line of California street to Presidio avenue; thence southerly along the center line of Presidio avenue to Geary street; thence easterly along the center line of Geary street to Broderick street; thence southerly along the center line of Broderick street to Waller street; thence westerly along the center line of Waller street to Buena Vista avenue; thence southerly and easterly along the center line of Buena Vista avenue to Duboce avenue; thence easterly along the center line of Duboce avenue to Market street; thence southerly and westerly along the center line of Market street to Dolores street; thence southerly along the center line of Dolores street to Twenty-fifth street; thence easterly along the center line of Twenty-fifth street to the center line of Potrero avenue; thence northerly along the center line of Potrero avenue to the center line of Division street; thence easterly along the center line of Division street to the center line of King street; thence northeasterly along the center line of King street to the center line of Seventh street; thence southerly and easterly along the center line of Seventh street to the center line of Channel street; thence northerly and easterly along the center line of Channel street to the shore line of the Bay of San Francisco; thence following the shore line of the Bay of San Francisco to the point of commencement.

PART III.

Relating to issuance of permits, filing of plans, specifications and statements, demolition of buildings, examination of new devices and materials and interpretation of this Ordinance.

PERMITS MUST BE OBTAINED FROM THE BOARD OF PUBLIC WORKS.

Section 5. Before the erection, construction, alteration, enlargement, repair, removal or demolition of any building or structure or part thereof, the person, firm or corporation performing the work shall obtain a permit for doing the same from the Board of Public Works.

APPLICATION FOR PERMIT.

Section 6. The permit may be applied for and obtained by the owner or lessee direct or acting through an architect, engineer, contractor or other agent.

The application shall state the location of the proposed build-
ing or structure. It shall give the name and residence address of the actual owner or owners of the land and of the building or structure, the name and residence address of lessee or lessees if any, and the name and address of the architect, engineer or designer of the building or structure.

The application shall be made upon blanks furnished by the Board of Public Works and shall conform to the requirements as indicated on the blanks so furnished.

The application shall be accompanied by plans and specifications which shall clearly show all parts of the construction.

Said application and copy of the specifications and plans shall be kept on file by the Board of Public Works, and the erection, construction or alteration of said building, structure, or any part thereof, when proceeded with shall be constructed in accordance with such approved copy of specifications and plans; and any modification in drawing or specifications made after approval by said Board shall be subject to its further approval.

When the estimated cost of erecting, altering or repairing any building or structure does not exceed one thousand dollars ($1000) the person, firm or corporation proposing to make such improvements shall file with the Board of Public Works in lieu of the plans and specifications hereinafter provided for, a statement in writing setting forth what repairs, alterations or improvements are contemplated, and describing the general character, nature and extent of the same.

**ISSUANCE OF PERMIT.**

Section 7. Upon the filing of an application in accordance with the requirements of the aforesaid Section 6, the Board of Public Works shall ascertain whether such plans and specifications embody all requirements applicable by law and ordinance in such case, and if the requirements be met shall issue a building permit to the applicant, after plans for plumbing, lighting, ventilation and other sanitary features have been approved by the Board of Health, giving him permission to erect the building or structure at the place and in accordance with said plans and specifications.

Such permit must be exhibited to any authorized representative of either the Police or Fire or Health Department, or the Department of Public Works, making a demand therefor, and for the purpose of such exhibition it must, during the time of construction, be kept on the premises where the erection, alteration or improvement of the building or structure is being conducted.

The Board of Public Works may grant permit for the erection of any part of the building, or any part of a structure, where plans, specifications and detailed statements have been presented for the same before the entire specifications, plans and detailed statements of said building or structure have been submitted.
Any approval which may be issued by said Board pursuant to the provisions of this Ordinance, but under which no work is commenced within six months from the time of issuance, shall expire by limitation, but may, in the Board's discretion, be renewed without further charge.

DEMOLITION OF BUILDING.

Section 8. When a building or structure is to be demolished it shall be done in a manner which is approved by and satisfactory to the Board of Public Works. Said owner or lessee shall in all cases notify the Board of Public Works when said building is ready for inspection.

CERTIFICATE OF OCCUPANCY TO BE ISSUED.

Section 9. It shall be the duty of the Board of Public Works to make or cause to be made a final inspection and examination of all buildings before any such buildings are occupied, and if such buildings are found to have been erected and constructed in conformity to all the provisions and requirements of this Ordinance said Board of Public Works shall issue a written or printed certificate thereof to the owner or lessee.

No person, firm or corporation shall occupy any building or structure until such certificate has been issued.

TEMPORARY CERTIFICATES OF OCCUPANCY.

Section 10. The Board of Public Works may issue a certificate of temporary occupancy, allowing the use of a portion or portions of any building, provided said portion or portions of said building has been erected and constructed in accordance with all the requirements of this Ordinance governing the erection and construction of said building.

NON-LIABILITY OF CITY AND COUNTY FOR DAMAGES.

Section 11. Every application for a building permit shall contain an agreement to save the City and County and its officials harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space.

FEES FOR PERMITS.

Section 12. The applicant or applicants for such building permit shall pay to the Board of Public Works for expenses of inspection and examination of the building and plans and specifications the sum of two dollars ($2) for each one thousand dollars ($1000) of the estimated cost or fraction thereof up to $20,000, and forty cents per $1000 of estimated cost above $20,000, except where the estimated cost is less than one thousand dollars ($1000), in which case there shall be no charge for inspection and permit.
PERMITS FOR USE OF SUB-SIDEWALK SPACE.

Section 13. Permits shall be granted by the Board of Public Works for the use of the space below the sidewalk upon application, which permits must be made upon blanks and subject to such regulation as the Board of Public Works may devise.

No fee will be exacted for the permit for the use of the sub-sidewalk space, but the Board of Supervisors of the City and County reserves the right to suspend or annul the privilege of maintaining such cellar or vault, or to exact a license or rental for the use thereof, or to apply such sub-sidewalk space, or any portion thereof, to municipal uses.

The granting of a permit to use the sub-sidewalk space shall carry with it the right to excavate the space and to build the necessary retaining walls.

As a guarantee for the proper restoration of any portion of the roadway fronting the same which may be disturbed or injured by reason of the construction of any part of a building or structure, the permittee shall deposit with the Board of Public Works for each and every front foot or fraction thereof of the premises in the front of which the excavation for such cellar or vault is to be made, the sum of $2.50 when the street in front thereof is paved with blocks or asphalt or bitumen on concrete, and $1.50 when such street is paved with basalt blocks or cobblestones on a sand foundation. Said deposit shall be refunded to the permittee upon the indorsement on the permit issued therefor of a certificate of the Bureau of Streets certifying to the satisfactory condition of such roadway.

Should the permittee fail to restore any pavement thus injured, the Board of Public Works may, after ten days' notice in writing posted at the building, restore the pavement and pay the cost of such restoration from the deposit.

PERMIT FOR TEMPORARY OCCUPANCY OF A PUBLIC STREET.

Section 14. No person, firm, company or corporation shall place or cause to be placed upon a public street, or any portion thereof, in the City and County of San Francisco, any materials or appliances for use in the construction, alteration or repair of a building of any kind, or for any other purpose necessitating temporary occupancy of any portion of the public streets, without first obtaining a permit therefor from the Board of Public Works of said City and County.

Such materials or appliances shall not occupy more than one-third of the width of the street, and not more than one-half of the width of the sidewalk, and shall be placed thereon under the direction and to the satisfaction of the Board of Public Works, but in no case shall they be placed or caused to be placed within six feet of the center of a railroad track.
The permit aforementioned and required shall be granted only to the owner or lessee or the duly authorized agent of the owner or lessee of the lot upon which a building, or in front of which a sidewalk or other work, is proposed to be constructed, altered or repaired, upon the depositing by such owner, lessee or agent with said Board of Public Works the sum of twenty (20) dollars for each and every fifty (50) feet of the frontage, or fraction thereof, of such building or such sidewalk or other work, as a guaranty to the City and County that the permittee will remove, or cause to be removed, all dirt, debris and materials of any kind from the street, to the satisfaction of the said Board of Public Works, immediately upon the completion of the construction, alteration or repair of such building or such sidewalk, or at such times prior thereto, when in the judgment of said Board the public interest or convenience will be subserved by the removal of the same, or any portion thereof. And every permit granted as in this Ordinance provided shall be subject to such guaranty.

The said Board of Public Works shall prescribe in the permit granted the time for such occupancy of a street. Upon the failure or neglect of the permittee to remove or cause to be removed to the satisfaction of said Board of Public Works such dirt, debris or materials as aforesaid within five days after being notified so to do by said Board, by a notice posted on the premises, the money so deposited as a guaranty, or so much thereof as may be necessary, shall be used by said Board for the removal of such dirt, debris or materials.

All the materials intended for use in the purposes aforesaid shall be confined to and occupy only such portion of the street as the permit may designate, and all sand, dirt and other materials or debris of any kind shall be prevented from being blown or otherwise moved to any other portion of the street, or from interfering in any way whatever with the carrying on of any business, or enjoyment of any property.

No materials of any kind shall be deposited in any gutterway of any street so as in any manner to obstruct the same.

NEW DEVICES AND MATERIALS.

Section 15. In cases in which it is claimed that any equally good or more desirable mode or manner of construction or material, or device for fireproofing, other than specified in this Ordinance, can be used in the erection or alteration of buildings, the Board of Supervisors, upon written application to them for a permit to use the same, shall have power to appoint a Board of Examiners consisting of not less than three nor more than five members, one of whom must be an architect, one a civil engineer and one a builder, each of whom shall have had at least ten (10) years' experience in San Francisco as an architect, civil engineer or builder, who shall
take the usual oath of office. Said examiners shall adopt rules and specifications for examining and testing such mode or manner of construction, or material, or device for fireproofing, and furnish a copy of the same to the applicant. The said examiners shall thereupon notify such applicant to submit to such examination and to make tests in the presence of the said examiners, or a majority thereof, according to such rules and specifications. All expenses of such examiners and of such examinations and tests shall be paid by the applicant, and said examiners may require security therefor.

The said examiners shall, after such examination and tests, certify the results and their decision on the said application to the Board of Supervisors, who shall have power, in the event of the examination and tests being satisfactory, to grant a permit to the applicant in accordance with such decision of the said Board of Supervisors.

INTERPRETATION OF ORDINANCE.

Section 16. It is the declared intention of this Ordinance to define limits of construction which shall produce safe buildings or structures. Nothing in this Ordinance shall be construed to prevent those forms of construction being used which will obviously be of greater strength or security than called for by the provisions of this Ordinance.

The Board of Public Works is hereby authorized to employ, when it deems such service necessary, a Consulting Engineer of ten years' experience to assist the Department of Buildings in the interpretation of this Ordinance, the examination of plans and the inspection of buildings or structures.

PART IV.
DEFINITION OF TERMS.

BUILDING OR STRUCTURE.

Section 17. For the purposes of this Ordinance the words "Building" or "Structure" define any construction the arrangement of which may affect the health, safety or general welfare of man or animals.

ALTERATIONS.

"Alterations" means any change or addition.

REPAIRS.

"Repairs" means the reconstruction or renewal of any existing part of a building, or of its fixtures or appurtenances, by which the strength or the fire risk is not affected or modified.
PARTY WALL.

"Party wall" means a wall used, or built to be used, in common by two or more buildings.

PARTITION WALL.

"Partition wall" means any interior wall other than a division wall.

BEARING WALL.

"Bearing wall" means any wall carrying all or part of the interior load of a building.

CURTAIN WALL.

"Curtain wall" means any wall supported at intervals on the frame of a building, or a wall which is self-supporting only on the exterior of a building.

EXTERIOR WALL.

"Exterior wall" means every outer wall or vertical enclosure of a building.

FIRE WALL.

The term "fire wall" shall apply to all walls built for the purpose of fire resistance. The term also applies to that portion of walls above roof surface.

RETAINING WALL.

The term "retaining wall" shall apply to all walls constructed for the purpose of holding back or supporting earth.

DIVISION WALL.

The term "division wall" means any wall other than an exterior wall, or a party wall, which extends the full height of a building and through the roof, and such walls shall be constructed in all respects as provided for party walls. Such walls may be bearing walls or self-supporting only.

THICKNESS OF WALL.

The term "thickness of a wall" means the minimum thickness of such wall measured between any two floors, or between floor and ceiling or roof.

CELLAR.

The term "cellar" means a lower story of which one-half or more is below the level of the curb line of the street, or streets, on which it faces, or of the general level of the ground.
THE BUILDING LAW.

BASEMENT.

The term "basement" means a lower story of which a part, but less than one-half is below the level of the curb line of the street or of the general level of the ground.

STORY.

The term "story" means (for the calculation of the thickness of foundation and size of studding) the vertical distance from floor to ceiling. The minimum height of a story shall be seven and one-half feet.

TERRA COTTA.

The term "terra cotta," when used alone, shall apply to the hand-molded, baked clay material used for architectural decoration and construction of walls.

HARD TERRA COTTA FIREPROOFING.

The term "hard terra cotta fireproofing" shall apply to all clay fireproofing material that is manufactured without sawdust.

SEMI-POREUS TERRA COTTA FIREPROOFING.

The term "semi-porous terra cotta fireproofing" shall apply to all clay fireproof material having fifty per centum of sawdust measured by volume, mixed with fifty per centum of clay.

STEEL FRAME CONSTRUCTION.

The term "steel frame construction" shall apply to every metal frame used for the support of a building. The term "steel frame" shall include all the cast and wrought iron, as well as steel, used in the construction.

GIRDERS.

The term "girders" in floor construction shall apply to all beams that are used for the support of other beams.

REINFORCED CONCRETE CONSTRUCTION.

The term "reinforced concrete construction" shall apply to all rock or gravel concrete used in the construction of posts, beams, lintels, girders, arches, walls and floors which are strengthened by iron or steel mesh, wires, cables, bars or shapes embodied in the concrete in such a manner that the two materials act in unison in resisting stresses due to external loads, the steel resisting all tension stresses and assisting in the resistance of shearing stresses.

DEAD LOAD.

The term "dead load" shall apply to and include the weight of
24 Ordinances of the City and County of San Francisco.

the walls, floors, etc., of a building, including all permanent construction.

LIVE LOAD.

The term “live load” shall apply to and include all weights in a building other than dead loads. Such loads shall include temporary construction, furniture and people.

TON.

The term “ton” means 2000 pounds.

MASONRY.

The term “masonry” shall apply to brick, stone, concrete or reinforced concrete construction.

PORTABLE STEAM OR HOT WATER RADIATORS.

A portable steam or hot water radiator wherein gas or electricity is used for producing heat, is any gas or electrically heated, heating device, constructed and equipped as required in Section 252 of this Ordinance, wherein self-contained tightly enclosed water is used to radiate heat.

THEATRE.

A “theatre” is a building which contains seats for the public, and to which an admission fee is charged, and in which movable scenery is used.

OFFICE BUILDING.

An “office building” is a building divided into rooms intended and used for office purposes, and no part of which shall be used for living purposes, except by the janitor and his family.

WAREHOUSE.

A “warehouse” is a building used exclusively for the storage of merchandise.

HOSPITAL OR SANITARIUM.

A “hospital or sanitarium” is a building used for the keeping and care of sick, invalids and infirm people, and having accommodation for more than fifteen such people.

HOTEL.

A “hotel” is a building or part thereof intended, designed or used for supplying food and shelter to residents or guests and having a general public dining-room or cafe, or both, and containing more than fifteen guests’ rooms.
THE BUILDING LAW.

LODGING HOUSE.

A "lodging house" is a building containing more than fifteen rooms in which persons are or may be accommodated with sleeping apartments for hire, by the day, week or month.

DWELLING.

A "dwelling" is a building which shall be intended or designed for or used as the home or residence of not more than two separate and distinct families or households, and in which not more than fifteen rooms shall be used for the accommodation of boarders, and no part of which structure is used as a store or for any business purpose. Two or more such dwellings may be connected on each story and used for boarding purposes, provided the halls and stairs of each house shall be left unaltered and kept open and in use as such.

FLATS.

"Flats" is a building of two or more stories containing separate self-contained dwellings, each dwelling having an independent entrance on the level of the street or from an outside vestibule on the level of the first floor.

TENEMENT HOUSE AND APARTMENT HOUSE.

A "tenement house" or "apartment house" is any building coming within the definition of a tenement house as defined in the State Tenement House Law.

YARD.

A "yard" is an open unoccupied space on the same lot as the house, between the extreme rear line of the house and the rear line of the lot.

COURT.

A "court" is an open unoccupied space other than a yard on the same lot as the building. A court extending to the yard or street is an outer court. A court surrounded on all sides by a building on the same lot is an inner court. A court extending to the lot line is a lot line court.

SHAFT.

A "shaft" in a building is any open space other than a court, extending through the building for two or more stories, exterior or interior, whether for light, air, elevator, dumb-waiter, or any other purposes. A vent shaft is one used solely to ventilate, or light, or both, a water-closet compartment or bath room.
STAIR HALL.

A "stair hall" includes the stairs, stair landings, hallways or passages through which it is customary to pass in going from the entrance to the roof.

CORNER LOT.

A "corner lot" is a lot situated at the corner of two streets or street and a public alley not less than 16 feet in width.

MEASUREMENTS FOR HEIGHT, LENGTH AND WIDTH OF BUILDINGS, AND SEATING CAPACITY.

Section 18. For the purpose of this Ordinance the greatest horizontal linear dimension of any building shall be its length, and the next greatest horizontal linear dimension its width.

The height of buildings shall be measured from the curb level at the center of the main front of the building to the top of the highest point of the roof beams in case of flat roofs, and for high-pitched roofs the average height of the gable shall be taken as the highest point of the building.

For a building erected upon a street corner, the measurements shall be taken from the curb level opposite the center of either front.

When the ground upon which the walls of a structure are built is above the street level, the average level for the ground adjoining the walls may be taken instead of the curb level for the height of such structure.

In computing the seating capacity of any room or building in which seats are not fixed an allowance of eight square feet of floor area shall be made for each person and all space between the walls or partitions of such room or building shall be measured in this computation.

PART V.

MATERIALS, LOADS, ALLOWED STRESSES AND GENERAL PROVISIONS FOR CONSTRUCTION.

BRICK.

Section 19. The brick used in all buildings shall be good, hard, well-burnt brick, or some approved form of hard sandlime or cement brick.

All materials must be of good quality.

When old bricks are used in any wall they shall be thoroughly cleaned before being used, and shall be whole and good, hard, well-burnt bricks.

SAND.

Section 20. The sand used for mortar in all buildings shall be clean, grit sand, free from loam and dirt.
EXHIBIT I
STATE HOTEL AND LODGING HOUSE ACT

[The State Hotel and Lodging House Act is herewith published as a matter of convenience, inasmuch as it has been incorporated in the municipal law governing building construction in San Francisco by Section 190 of the Building Law.]


Approved June 16, 1913.

The people of the State of California do enact as follows:

Section 1. This act shall be known as the state hotel and lodging house act and its provisions shall apply to all incorporated towns, incorporated cities and cities and counties in the State of California.

Section 2. For the purpose of this act certain words and phrases are defined as follows: A "hotel" is a building or part thereof intended or used for supplying food and shelter to residents or guests and having a general public dining-room or cafe, or both, and containing more than fifteen guests' rooms. A "lodging house" is a building containing more than fifteen rooms in which persons are or may be accommodated with sleeping apartments for hire, by the day, week, or month. A "yard" is an open, unoccupied space on the same lot with a hotel or lodging house, between the extreme rear line of the hotel or lodging house and the rear line of the lot; provided, that in the case of a corner lot the yard may be placed in the rear of either frontage. A court is an open, unoccupied space, other than a yard, on the same lot with a hotel or lodging house. A court not extending to the street or yard is an inner court. A court extending to the street or yard and bounded on three sides by a hotel or lodging house on the same lot is an outer court. If it extends to the street it is a street court. If it extends to the yard it is a yard court. If it extends from the street to the yard it is a street to yard court. A court bounded on one side and one end by a hotel or a lodging house on the same lot and on the remaining side by a lot line and the remaining end open to the street or yard is a lot line outer court. A court bounded on one side and both ends by a lodging house on the same lot and on the remaining side by a lot line, is a lot line court. A court bounded on one side and both ends by a hotel on the same lot and on the remaining side by a lot line, is a lot line court. A lot line is the boundary line between two lots. A corner lot is a lot situated at the junction of two streets or of a street and public alley or other public thoroughfare or public park not less than sixteen feet in width. Any portion of the frontage of such lot behind which the yard is placed distant more than seventy-five feet from such junction shall not be regarded as part of a corner lot but shall be subject to the provisions of this act respecting other than corner lots.

Section 3. Behind every hotel or lodging house hereafter erected, there shall be a yard extending across the entire width of the lot and at every point open from the ground to the sky, unobstructed, except that open iron fire escapes may project not over four feet from the rear line of the house. The depth of said yard, measured from the extreme rear wall of the house toward the rear line of the lot, shall be as provided in the following sections.

Section 4. Except upon a corner lot, as provided in section five, or upon a lot running through from street to street or street to public alley, or other public thoroughfare or public park, or a lot surrounded upon its sides by streets or streets and public alleys, or parks or other public thoroughfares
not less than sixteen feet in width, as provided in section six, the depth of
the yard behind every hotel or lodging house shall not be less than twelve
feet in every part; provided, that whenever such lot is less than one hundred
and twenty feet in depth said yard shall be not less than ten per cent of the
deep of said lot in every part and in no case less than seven feet in every
part.

Section 5. The depth of the yard for every hotel or lodging house here-
after erected upon a corner lot shall be not less than seven feet in every
part and at every point open and unobstructed from the level of the second
tier of beams (the second floor level); provided, that where any such lot is
less than seventy feet in depth behind the frontage back of which the yard
is to be placed the depth of the yard shall be not less than ten per centum
of such depth of such lot, but shall never be less than five feet in every part.
When a corner lot is more than seventy-five feet in width upon the frontage
behind which the yard is placed, the yard for that portion in excess of seventy-
five feet shall conform to the provisions of section four of this act.

Section 6. Whenever a hotel or lodging house is hereafter erected upon
a lot which runs through from one street to another street or public alley
or other public thoroughfare or public park and said lot is not more than
one hundred and fifty feet in depth one-half of the narrowest street or public
alley or other public thoroughfare or public park may be included in the depth
of the yard required by sections four and five. If a lot is surrounded on its
sides by streets or streets and public alleys or other public thoroughfares or
public parks twenty feet or more in width the provisions relating to yards in
sections four and five need not be complied with; provided, that the hotel or
lodging house to be constructed on such lot contains an outer court at least
eighty feet deep and of a width twice as great as the depth prescribed for
yards in section four and open to one of the surrounding streets, public
alleys or other public thoroughfares or public parks; provided, that said outer
court shall not be required to be of a depth which shall leave less than fifty
feet between the rear line of said court and the line of said lot immediately
behind said court.

Section 7. No window in a hotel or lodging house hereafter erected
shall open upon a lot line.

Section 8. Windows in hotels or lodging houses hereafter erected may
open upon a lot line court, or upon a lot line outer court or upon a street
to yard court, of the minimum sizes provided in this act. No window shall
open or be designed to open or be constructed upon a lot line court unless
said court be at least of the following minimum size. The wall of the hotel
or lodging house forming one side of said court and running approximately
parallel to the lot line shall, at its nearest point, be at least four feet distant
from the lot line and said court shall be at least eight feet in length parallel
to the lot line; provided, that said court need be but four feet in length
parallel to the lot line when only windows opening from toilets or bath-
rooms only open upon said court. No windows in a hotel or lodging house
hereafter erected shall open upon a street to yard court or upon a lot line
outer court unless said court has a width throughout its entire length of
at least four feet. Windows in hotels or lodging houses hereafter erected shall
not be constructed or placed in or opened through the outer wall of the
building next to the lot line unless such windows open upon a lot line court
or a lot line outer court or a street to yard court or upon a yard or court.
When a room is located at the corner of a hotel or lodging house formed
by the intersection of a lot line and a street or public alley or other public
thoroughfare or public park and said room has a window or windows open-
ing on such street or public alley or other public thoroughfare or public
park, said room may also have a window or windows opening upon the lot line.

Section 9. No hotel or lodging house existing prior to the passage or
gone into effect of this act or the permit for the construction of which was
issued prior to the going into effect of this act shall hereafter have additions made thereto unless such additions comply with the provision of this act and no building existing prior to the going into effect of this act or the permit for the construction of which was issued prior to the going into effect of this act shall hereafter be altered to a hotel or lodging house except with full compliance with the provisions of this act provided herein for the building and occupancy of hotels and lodging houses hereafter constructed.

Section 10. Before the construction or alteration of a hotel or lodging house, or the alteration or conversion of a building for use as a hotel or lodging house is commenced, the owner or his agent or architect shall submit to the building department of the incorporated town, incorporated city or city and county in which said hotel or lodging house or building to be constructed, altered, added to or converted is situated or to be situated, or if there be no building department then to the health department or if there be no building department or health department then to such department as shall be designated for that purpose by municipal ordinance of the municipality in which said work is contemplated, a detailed statement in writing, verified by the affidavit of the person making the same, of the specifications for the construction of such hotel or lodging house or building upon blanks or forms to be furnished by such department and also a complete and full copy of the plans of such work. Such statement shall give in full the name and residence, by street and number, of the owner or owners of such hotel or lodging house or building. If such construction, alteration or conversion is proposed to be made by any other person than the owner of the land in fee, such statement shall contain the full name and residence, by street and number not only of the owner of the land, but of every person interested in such lodging house or hotel, either as owner, lessee or in any representative capacity. Said affidavit shall allege that such specification and plans are true and contain a correct description of such hotel or lodging house, building, structure, lot and proposed work. The statements and affidavits herein provided for may be made by the owner, or the person who proposes to make the construction, alteration or conversion, or by his agent or architect. No person, however, shall be recognized as the agent of the owner unless he shall file with the department with which the plans and specifications are filed a written instrument signed by such owner designating him as agent. Any false swearing in a material point in such affidavit shall be deemed perjury. Such plans and specifications and statements shall be filed in said department and shall be deemed public records, and no such specifications, plans or statements shall be removed from said department. The said department shall cause all such plans and specifications to be examined. If such plans and specifications conform to the provisions of this act relative to the building and occupancy of hotels and lodging houses the department with which said plans and specifications are required to be filed shall issue a written certificate to that effect to the person submitting the same. Such certificate shall state the state hotel and lodging house act has been complied with. Said department, may from time to time approve changes in any plans and specifications previously approved by it, provided the plans and specifications, when so changed, shall be in conformity with this act. The construction, alteration or conversion of such house, building or structure, shall be in accordance with such approved specifications and plans. When the original copy of the plans are filed an additional copy shall be presented to the department with which the plans are filed and when the permit to construct, alter or convert is issued said additional copy shall be certified thereon by said department as a true copy of the plans on file and delivered to the person to whom the permit is issued and shall be kept upon the premises upon which the hotel or lodging house is to be constructed, altered or converted, from the commencement of the work thereon to the final completion thereof and be subject to inspection at all times by proper authorities. A copy of all changes or alterations in the said plans on file duly authorized
shall also be kept upon said premises or such changes or alterations shall
be noted upon the copy issued with the permit and certified thereon by the
department with which the original copy is filed. Any permit or approval
which may be issued by said department but under which no work has been
done above the foundations walls within six months from the issuance of
such permit or approval, shall expire by limitation. Said department shall
have power to revoke or cancel any permit or approval in case of any failure
or neglect to comply with any of the provisions of this act, or in case any
false statement or representation is made in any specification, plans or state-
ments submitted or filed for or to obtain such permit or approval.

Section 11. Upon the completion of the construction or alteration of a
hotel or lodging house or alteration of a building into a hotel or lodging
house and the making of a written application therefor by the owner, his
agent, architect or contractor to the department charged with the enforcement
of this act, said department, if said building at the date of such application is
entitled thereto, shall, within ten days from the date of such application, issue
a certificate that the hotel or lodging house or alteration thereof is completed
in conformity with the state hotel and lodging house act, which certificate
shall be entitled "certificate of final completion," and upon presentation of
said certificate to the department of health of the incorporated town, incor-
porated city or city and county in which the building is located and filing the
same with such department the department of health shall issue a permit to
occupy such hotel or lodging house, which last mentioned permit shall be
entitled "permit of occupancy upon completion of construction."

Said certificate and said permit shall each be made in duplicate and one
copy of each shall remain on file in the department issuing it.

No hotel or lodging house hereafter constructed as or altered into a
hotel or lodging house shall be occupied in whole or in part for human habita-
tion until the issuance of the said "certificate of final completion" and of said
"permit of occupancy upon completion of construction." If any building
hereafter constructed as or altered into a hotel or lodging house, be occupied
in whole or in part for human habitation in violation of the provisions of this
section such occupation shall be deemed unlawful and said premises shall
be deemed unfit for human habitation and the department of health or other
department charged with the enforcement of this act may cause them to be
vacated accordingly.

Section 12. Nothing in this act contained shall be construed to abrogate
or impair the powers of the department of health, the department of public
works or the building department or of the courts, to enforce the provisions
of the charter or building ordinances and regulations of any incorporated town,
incorporated city or city and county, not inconsistent with this act, or to
prevent or punish violations thereof. The provisions of this act shall be held
to be the minimum requirements adopted for the protection, health and safety
of the community. Nothing in this act contained shall be construed as pro-
hibiting the local legislative body of any incorporated town, incorporated city
or city and county from enacting from time to time supplementary ordinances
imposing further restrictions. But no ordinance, regulation or ruling of any
municipal authority shall repeal, amend, modify or dispense with any provision
of this act.

Section 13. The building department, the health department and such
other departments as the municipalities affected by the provisions of this
act may designate by ordinance or otherwise shall have the right and it
shall be its and their duty to enter into hotels and lodging houses within
the said municipal corporation for the purpose of inspecting such houses
and buildings to secure compliance with the provisions of this act, and to
prevent violations thereof.

Section 14. Every person who shall violate or assist in violation of any
provision of this act shall be guilty of a misdemeanor punished by impris-
comment in a county jail not exceeding six months or by a fine not exceeding five hundred dollars or by both, and in addition to the penalty therefor, shall be liable for all costs, expenses and disbursements paid or incurred by the department, by any of the officers thereof, or by any agent, employee or contractor of the same, in the prosecution of such violation.

Section 15. Except as herein otherwise specified the procedure for the prevention of violations of this act, or for the vacation of premises unlawfully occupied, or for other abatement of nuisance in connection with a hotel or lodging house, shall be as set forth in charter and ordinances of the municipality in which the procedure is taken. In case any hotel or lodging house, building or structure or any part thereof is constructed, altered, converted or maintained in violation of any provision of this act or of any order or notice of the departments charged with its enforcement, said department or departments may institute any appropriate proceedings or action to prevent such unlawful construction, alteration, conversion or maintenance, to restrain, correct or abate such violation or nuisance, to prevent the occupation of said hotel or lodging house, or to prevent any act in violation of this act in or about such hotel or lodging house or lot. In any such action or proceeding said department or departments may, by affidavit setting forth the facts, apply to the Superior Court or to any judge thereof, for an order granting the relief for which said action or proceeding is brought, or for an order enjoining all persons from doing or permitting to be done any work in or about such hotel or lodging house, or for occupying or using the same, until the entry of final judgment or order. In case any notice or order issued by said department or departments is not complied with, said department or departments may apply to the superior court, or to any judge thereof, for an order authorizing said department or departments to execute and carry out the provisions of said notice or order, to remove any violation specified in said order or notice. The court, or any judge thereof, is hereby authorized to make any order specified in this section. In no case shall the said departments or any officer thereof or the municipal corporation be liable for costs in any action or proceeding that may be commenced in pursuance of this act.

Section 16. Every fine imposed by judgment under section fourteen of this act upon a hotel or lodging house owner shall be a lien upon the house in relation to which the fine is imposed from the time of the filing of a certified copy of said judgment in the office of the recorder of the county in which said hotel or lodging house is situated, subject only to taxes and assessments and water rates and to such mortgage and mechanics' liens as may exist thereon prior to such filing; and it shall be the duty of the department instituting such action or proceeding upon the entry of such judgment to forthwith file the copy as aforesaid, and such copy upon being filed shall be forthwith indexed by the recorder in the index of mechanics' liens.

Section 17. In any action or proceeding instituted by the department or departments charged with the enforcement of this act, the plaintiff or petitioner may file in the county recorder's office of the county where the property affected by the action or proceeding is situated, a notice of the pendency of such action or proceeding. Said notice may be filed at the time of the commencement of the action or proceeding, or at any time afterwards before final judgment or order, or at any time after the service of any notice or order issued by said department. Such notice shall have the same force and effect as the notice of pendency of action provided for in the Code of Civil Procedure. Each county recorder with whom such notice is filed shall record it, and shall index it in the name of each person specified in a direction subscribed by an officer of the department instituting such action or proceeding. Any such notice may be vacated upon the order of a judge of the court in which such action or proceeding or proceedings was instituted or is pending. The recorder of the county where such notice is filed is
hereby directed to mark such notice and any record or docket thereof as canceled of record, upon the presentation and filing of a certified copy of such order.

Section 18. Every owner of a hotel or lodging house and every lessee of the whole house, or other person having control of a hotel or lodging house, shall file in the department of health a notice containing his name and address, and also a description of the property, by street and number, and otherwise, as the case may be, in such manner as will enable the departments charged with the enforcement of this act to easily find the same; and also the number of rooms in each house. In case of a transfer of any hotel or lodging house it shall be the duty of the grantee of such hotel or lodging house to file in the department of health a notice of such transfer, stating the name of the new owner, within thirty days after such transfer. In case of the devolution of the said property by will, it shall be the duty of the executor and the devisee, if more than twenty-one years of age, and in the case of devolution of such property by inheritance without a will, it shall be the duty of the heirs, or in case all the heirs are under age, it shall be the duty of the administrator of the deceased owner of said property to file in said department a notice of the death of said owner and the names of those who have succeeded to his interests, within thirty days after the death of the decedent, in case he died intestate, and within thirty days after the probate of his will if he died testate.

Section 19. Every owner, agent or lessee of a hotel or lodging house shall file in the department of health a notice containing the name and address of the agent of such house for the purpose of receiving service of process, and also a description of the property, by street and number or otherwise, in such manner as will enable the department charged with the enforcement of this act to easily find the same. The name of the owner or lessee may be filed for this purpose.

Section 20. The names and addresses filed in accordance with sections eighteen and nineteen of this act shall be indexed by the department of health in such manner that all of those filed in relation to each hotel or lodging house shall be together and readily ascertainable. The department of health shall provide the necessary books and clerical assistance for that purpose, and the expense thereof shall be paid by the municipality. Said indexes shall be public records, open to public inspection during business hours.

Section 21. Every notice or order in relation to a hotel or lodging house shall be served five days before the time for doing the thing in relation to which it shall have been issued.

Section 22. In any action brought by any department charged with the enforcement of this act in relation to a hotel or lodging house for injunction, vacation of the premises, or other abatement of nuisance, or to establish a lien thereon, it shall be sufficient service of summons to serve the same as notices and orders are served under the provisions of the Code of Civil Procedure. The plaintiff, except as hereinbefore provided, shall be any department charged with the enforcement of this act.

Section 23. All steam boilers, heating furnaces, or water heating apparatus using any fuel other than coal-gas or natural gas, installed in any hotel or lodging house, shall be enclosed in a room with walls of masonry, reinforced concrete, terra cotta or tile from the floor to the ceiling and with ceiling of same construction or of not less than three-fourths inch plaster on metal lath. No wood shall be used in the construction of the floor. All windows shall be of wired glass not less than one-quarter of an inch thick in metal frames and sashes. Where oil is burned every doorway shall have a masonry sill not less than six inches from the floor. Where oil is burned the furnace or heating apparatus shall not be fed by a gravity flow. All doors leading from said room shall be fire doors and either run on tracks
or arranged to swing out and to close automatically. All fire doors shall overlap the wall at least four inches at sides and top. Sills shall be of metal at least one quarter inch thick on masonry or of masonry, and have horizontal faces extending under fire doors and outer edges flush with outer surface of fire doors. Top of sliding doors shall conform to incline on the track, which shall be three-quarters inch to the foot. No door shall be hung on wooden frame or in contact with any wood work. Fire doors shall be made of three thicknesses of seven-eighths inch by six inches tongued and grooved redwood boards, surfaced on both sides, the outer thicknesses to be vertical or diagonal and the inner thickness to be horizontal, nailed with clinched nails. Said doors shall be entirely covered with good tin plate (“IC” charcoal, 109 pounds to the box), not over fourteen inches by twenty inches in size, laid with locked joints covering nail heads, and all vertical seams shall be double locked. No solder shall be used. Such doors shall have hinges, hangers, latches and chafing strips of wrought iron bolted to the doors, and when sliding doors shall have steel tracks and wrought iron stops and binders bolted through the wall. Swinging doors shall have wall eyes of wrought iron built into or bolted through the wall. Every hotel or lodging house hereafter constructed of more than two stories in height shall have at least one standard fire escape on the front thereof and at least one other standard fire escape at some other part of the building. A hotel or lodging house on a corner lot shall have a standard fire escape on each frontage. Such fire escapes shall have a balcony at the level of the second floor and a balcony at the level of the floor of each succeeding story above such second floor and from the topmost balcony there shall have a gooseneck ladder running up over the fire wall and on to the roof.

Section 24. Hotels and lodging houses may be constructed of wood to a height not extending forty feet and shall contain not more than two stories and basement within the said forty feet. In the case of a wooden building on a lot with the grade sloping downward from the facade at which the measurement is taken, the height of the building at any point of the grade shall not exceed fifty feet above the adjoining curb in case of corner lots, or above the natural level of the ground in case of inside lots.

Section 25. All statutes of the state and ordinances of incorporated towns, incorporated cities, and cities and counties, as far as inconsistent with the provisions of this act, are hereby repealed; provided, that nothing in this act contained shall be construed as repealing or abrogating any present law or ordinance of any incorporated town, incorporated city or city and county of the state, making further restrictions than are made in this act.

Section 26.—Every person desiring to construct or alter a hotel or lodging house, or to convert a house into a hotel or lodging house, shall obtain a permit from the department charged with the enforcement of this act. Every owner or lessee of a hotel or lodging house shall obtain at the beginning of each year a license from the health department or other department designated by municipal ordinance for that purpose.