



Bob Roddick  
Homeowner



Ryan Patterson  
Zacks, Freedman & Patterson, PC

**552-554 Hill Street**

2019-000013CUA

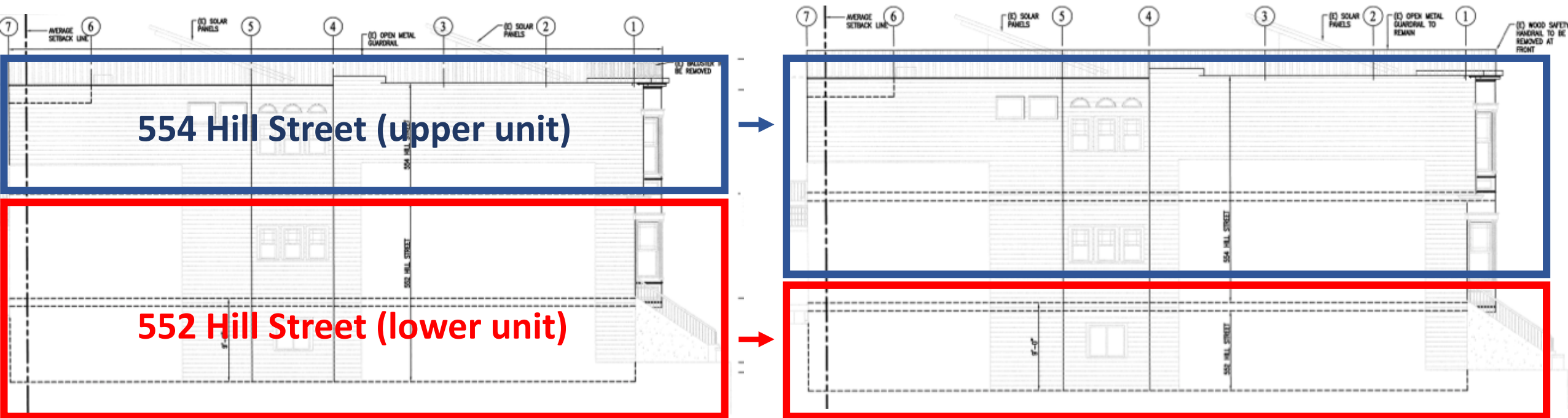


## Project Overview

---

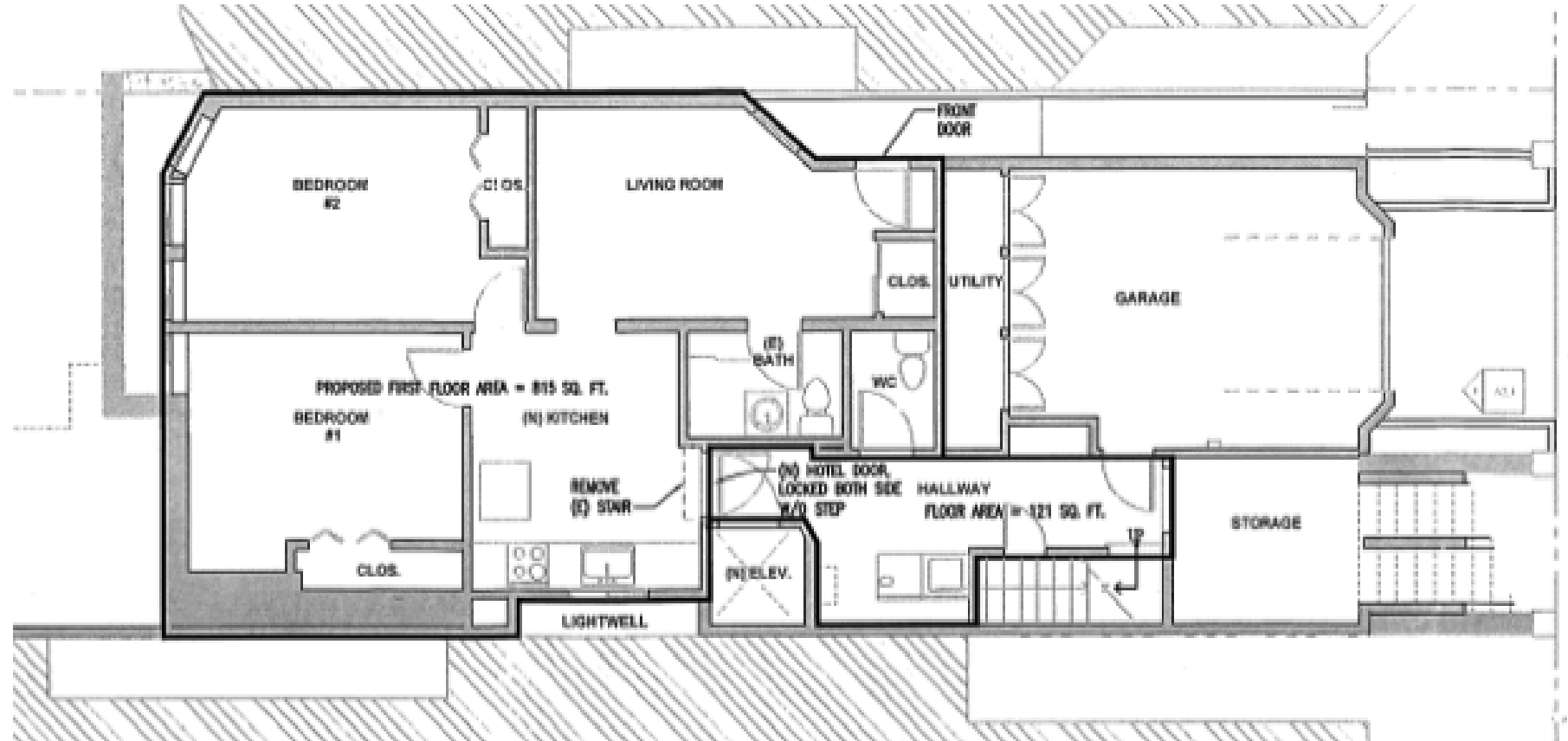
- The two units were reconfigured in 2003-2006 to accommodate a disability-related elevator.
- 554 Hill (upper unit) changed from being one story to two stories.
- 552 Hill (lower unit) changed from being two stories to one story.

# Unit Reconfiguration (2006 CFC)



# 552 Hill Street

- Two bedrooms.
- Separate kitchen.
- Independent access to the street.
- Tenant-occupied.







## Permits Obtained Include:

- Installation of an elevator in the east light well and interior modifications (Permit No. 200312313258).
- Installation of a hot water heater for the “ground floor unit” (Permit No. PW8900271).
- Installation of three electric heaters “in basement unit” (Permit No. 200505313771).
- Installation of a water meter for the ground floor, describing the Property as comprising (1) a “two story over basement unit” and (2) a “basement unit.”
- An electrical permit for a sub-panel in the living room of the ground floor unit and 220 volt outlets in the “basement unit” (Permit No. E200503244610).

CFC issued on March 29, 2006, after the unit reconfiguration.



City and County of San Francisco  
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 552-554 HILL ST 3622/065  
(number) (street) (block and lot)

Permit Application No: 200602285570 Type of Construction: YH Stories: 3 Dwelling Units: 2

Basements: \_\_\_\_\_ Occupancy Classification: R3 No. of Guestrooms: 0 with cooking facilities: 2

Description of Construction: INTERIOR REMODEL W/ ADDITION (AND) 3 STORY ELEVATOR & 1/2 BATH PER APPROVED PLANS ISSUED UNDER ORIGINAL PA # 200312313258

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 109 of the *San Francisco Building Code*.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the *Municipal Codes* 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 Codes* of the City and County of San Francisco.

Approved: N/A 200 Bureau of Fire Prevention This certificate issued on: 29 MARCH 2006

by: \_\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name) FRANK CHIU, Director of Building Inspection

Approved: N/A 200 Department of Public Health by: \_\_\_\_\_, Building Inspector

by: \_\_\_\_\_ (Signature) \_\_\_\_\_ (Printed Name) \_\_\_\_\_ (Signatures) \_\_\_\_\_ (Printed Names), Housing Inspector



BPA No. 200505313771

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

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE COUNTER ISSUANCE

0 NUMBER OF PLAN SETS

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

OSHA APPROVAL RECORD

APPROVAL NUMBER:

TDN NUMBER: 313771

DATE FILED: 5/30/05 FILING FEE RECEIPT NO. (1) STREET ADDRESS OF JOB: 552/554 Hill St BLOCK & LOT: 3622 WT/65

PERMIT NO. 05684 ISSUED: 5/31/05 (2A) ESTIMATED COST OF JOB: \$500 (2B) REVISED COST: \$520 DATE: 5/31/05

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR: VN (5A) NO. OF STORIES OF OCCUPANCY: 3 (6A) NO. OF BASEMENTS AND CELLARS: 0 (7A) PRESENT USE: 2 UNIT RESIDENTIAL (8A) OCCUP. CLASS: R-3 (9A) NO. OF DWELLING UNITS: 2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR: VN (5) NO. OF STORIES OF OCCUPANCY: 3 (6) NO. OF BASEMENTS AND CELLARS: 0 (7) PROPOSED USE (LEGAL USE): 2 UNIT RESIDENTIAL (8) OCCUP. CLASS: R-3 (9) NO. OF DWELLING UNITS: 2

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES  NO  (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO  (12) ELECTRICAL WORK TO BE PERFORMED? YES  NO  (13) PLUMBING WORK TO BE PERFORMED? YES  NO

(14) GENERAL CONTRACTOR: BUD OWINGS ADDRESS: 125 JASON ST SF CA 94112 PHONE: (415) 394-5351 CALIF. LIC. NO. 60410461 EXPIRATION DATE: 6/3/06

(15) OWNER - LESSEE (CHECKS OUT ONE): BOB & NANCY BOON ADDRESS: 552/554 Hill St ZIP: 94114 PHONE FOR CONTACT BY DEPT.: 415 394 5351

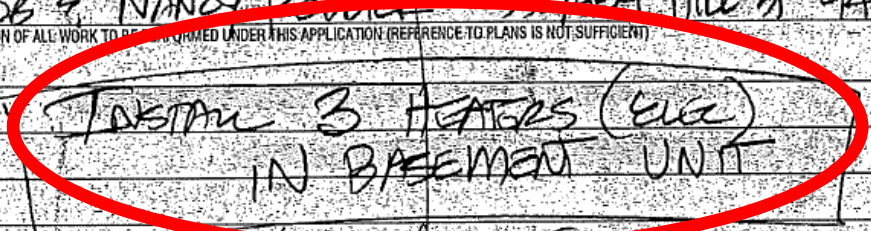
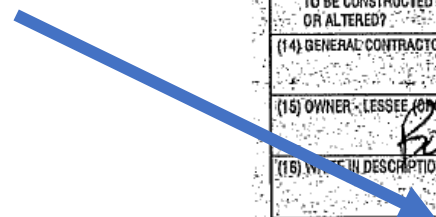
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

INSTALL 3 HEATERS (EUC) IN BASEMENT UNIT

REVISION TO PH 4/20/05

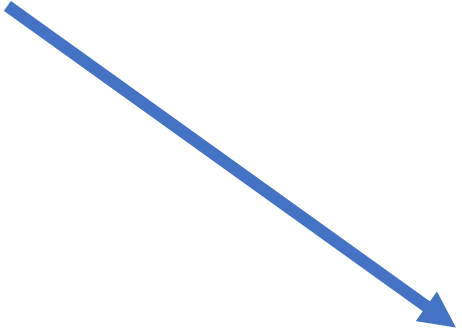
ADDITIONAL INFORMATION

“Install 3 heaters in basement unit”



Permit No. E200503244610

“Inspector’s  
Comment:  
Approved.  
Total rewire of  
basement unit”



OFFICIAL COPY

Department of Building Inspection  
 Permit Issued By: CHUNGJANCE  
 DEPARTMENT OF  
 INSPECTOR COPY

City of San Francisco, California  
**ELECTRICAL PERMIT**  
 PERMIT# E200503244610  
 Permit issued date: 03/24/2005 09:19:21 AM

Printed on: 08/21/2018 10:44:35 AM

Job Address 552 HILL ST	Block/Lot/Structure Num 3622/065/0	Unit 8	District 8
554 HILL ST	3622/065/0		8
Occupancy Residential	Floor/Suite LOWER FLOOR	Valuation	
Owner Name RODDICK ROBERT T&NANCY L	Phone [REDACTED]	Phone2	Homeowner permit approved by
Contractor Company Name BUD OWINGS	License 691142	Class B1	License Exp Date 30-JUN-18
Address 123 JUDSON AV	City SAN FRANCISCO	State CA	Zip Code 94112
		Office Phone# (415)334-5381	Business Lic# 0942533
Applicant/Occupant Name	Phone ( ) -		
EID Use Only:	Building Appln. No: 200312313258	Plumbing permit No: 464577	
<b>APPLICANT'S DESCRIPTION OF WORK:</b>			
8 LIGHTS, 10 SWITCHES, 14 RECEPTACLES, 12 CIRCUITS, 1 SUB PANEL, 1 FROM MAIN SERVICE ENTRANCE. LOWER UNIT ALTERATIONS TO EXISTING.			
<b>INSPECTOR'S COMMENT:</b>			
APPROVED - TOTAL REWIRE OF BASEMENT UNIT, ELECTRIC HEATERS WITH MECH. PLAN CHECK APPROVAL 100AMP SUB PANEL.			

10503244610  
552 HILL ST  
BUD OWINGS



# Water Department Service Inspection Report, 12/16/2005

"2 sty unit over bsmt unit"

Class of Building and Occupancy RES.  
(State number of floors, whether offices, stores, apartment houses, flats, residences, etc. If for residential purposes, give no. of units or family capacity.)  
2 STY UNIT OVER GARAGE  
2 STY UNIT OVER BSMT UNIT

"2 sty upper unit (554 Hill St)"

The above Service and Meter supplies the following  
2 STY UPPER UNIT (554 HILL ST.)  
S/HB G/S GARAGE, W/S HB IN GARAGE.  
BACKYARD HB

"Tap ... for bsmt unit (552 Hill)"

(Plumbing test to be made if Service supplies only one unit or a part of the building.)  
Remarks TAP REF # 043317 FOR BSMT UNIT  
(552 HILL) & N/HB G/S GARAGE

Inspected by PAUL FORZANO Service Dept  
Date 12/16/05

Permit No. E200503244610

---

Permitted electric  
wiring in kitchen  
date-stamped  
March 11, 2005  
(prior to CFC)

