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INSIDE THIS ISSUE

PG. 2
cont'd from page 1— Tier 4 Mandatory Soft Story Retrofit deadline extended. Register for our upcoming webinar!

PG. 3
Department of Building Inspection has moved!

PG. 4
The ultimate guide to helping you make the decision to sell or remodel your home.

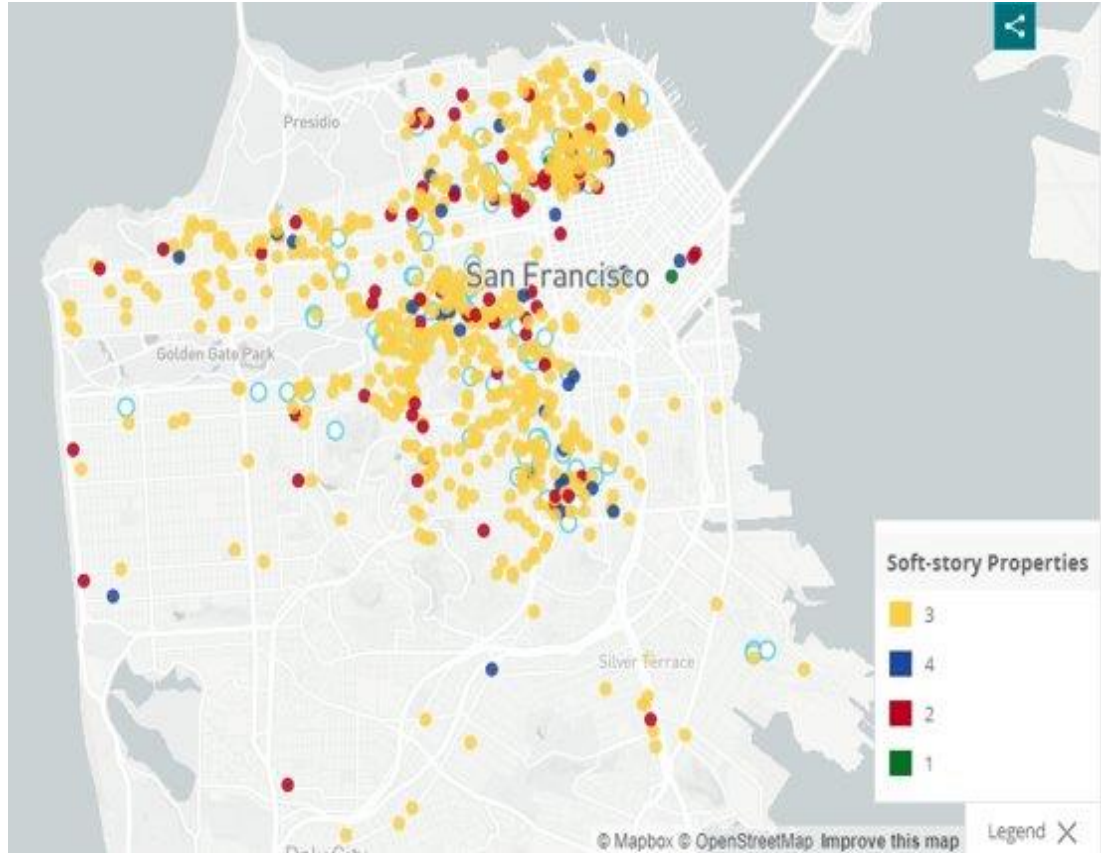


Figure 1. Cluster map showing Non-Compliance Tiers corresponding to the Mandatory Soft Story Program in San Francisco, California (updated 2020). Note. Dataset obtained through Data SF via SF DBI website: <https://sfdbi.org/soft-story-properties-list>.

TIER 4 SOFT STORY SEISMIC RETROFIT DEADLINE EXTENDED

NEW DEADLINE SET FOR SEPTEMBER 15, 2021

With the final deadline for San Francisco’s mandatory seismic retrofit program approaching, SGDM, LLC has been working hard to make sure that no one, or building, is left behind when it comes to the safety. Tier 4* buildings, the final tier of SFD BI’s Mandatory Soft Story Retrofit Program, includes buildings that with commercial and/or retail spaces, or within liquefaction zones** (see definitions below).

As of now, there are about 800+ buildings in San Francisco that are not in compliance*** with permits issued by DBI. Many of these buildings are located in the northern part of San Francisco—including the Presidio, Marina, and the Financial District. –continues on page 2.

CONTINUED FROM PAGE 1

NEW DEADLINE SET FOR SEPTEMBER 15, 2021

The deadline to complete Tier 4 seismic retrofits has been extended to September 15, 2021. If your building falls under the Tier 4 category, and you have not started the process to begin retrofitting, you now have one year to complete the mandated seismic retrofit.

To avoid further delays, or if you have received a 'Notice of Violation,' please contact the Department of Building Inspection (DBI) to see what your options are— your building's requirements may have been affected due to COVID-19.

If you currently have an approved structural plan, SGDM, LLC is ready to help you move forward with construction! Our team is ready to review your approved plans, or provide feedback, on site. We have helped clients save more than 50% by using our efficient and cost-effective approach.

For more information about how SGDM, LLC can help, please contact our client manager, Julia Lo, at jlo@sgdmlc.com or call (415) 462-0619.

DEFINITIONS

- **Tier 4 buildings*: any building with 5+ units that has a retail space or located in a liquefaction zone.
- ***Liquefaction zone*: an area of land that is built on landfill, sand, or any other unstable material.
- ****Not in compliance*: Failure to submit permits and plans to DBI by the deadline will result in code enforcement action and monetary penalties.

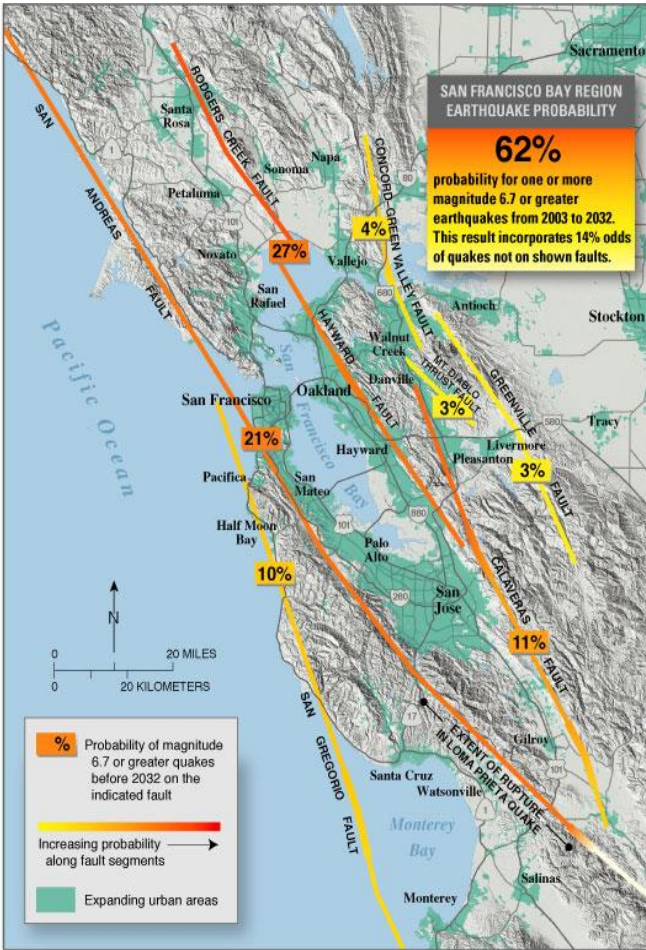


Image 1. San Francisco Bay region earthquake probability. *Note.* Image from "The Hayward Fault: America's Most Dangerous?" United States Geological Survey.

Join SGDM, LLC's Next Live Webinar

Thank you to those who attended our previous webinar. Our goal is to provide you with the most up-to-date data and information, so you are always in the loop.

This month, we will focus on strategies to help property owners plan and execute organized and productive emergency preparedness.

WEBINAR INFO

Wednesday, December 16

4 PM- 5 PM

**Registration is required*

<https://bit.ly/sgdmworkshop122020>



Rescuers search destroyed houses in Marina District in aftermath of Loma Prieta earthquake in 1989. *Note.* Image via Insider.com

NEW DBI LOCATION

DEPARTMENT OF BUILDING INSPECTIONS
HAS MOVED!

The Department of Building Inspection, also known as DBI, has moved to their new office at *49 South Van Ness Avenue*! With the move, they are still accepting paper permit submissions for over-the-counter.

As of August 17, 2020, the Department of Building Inspection (DBI) and the Permit Center are temporarily limiting the types of permits that may be submitted online through the digital permit submission process to new 100% affordable housing projects, new permits for Development Agreement projects, and addenda and revisions for already submitted digital in-house review permits. While they are trying to improve their digital permitting system, DBI states that they will continue to offer limited in-person services for paper applications and will continue to process digital permit applications that have already been submitted online.

If you submitted a permit application online, you would remain in the queue for permit processing or be asked to resubmit your permit application in paper. You can find more information on this website: <https://sfdbi.org/limitedservices>



Directions to the 49 SVN Building Entrance:

Customers can enter 49 South Van Ness Avenue from Van Ness Avenue via the paseo in the above photo. Customers should form a line using the social distance markers to wait their turn to enter the building through the doors pictured above.



SHOULD YOU REMODEL OR MOVE?

THE ULTIMATE CHECKLIST

As we approach the beginning of a new year, like others, you may have started thinking of new year's resolutions to conquer. For many, moving or making improvements to one's home tends to be at the top of that list. One thing's for sure, you're ready for change, but should you remodel or move? Deciding to start over in a new place or improving your current home is not a light task, especially during this pandemic.

To help you with your decision-making, SGDM, LLC, has compiled a checklist that will hopefully help you make that choice.

1. Do you have an emotional attachment to the home?
If your home contains unforgettable memories and moments, remodeling may be the best option for you. We understand that emotions play a huge role in whether you decide to stay or leave. If it has been several years since you've updated your home, remodeling can significantly improve its appeal and functionality.

2. How does your financial situation look?
Moving or remodeling are both very costly, so whether you choose to remodel or move, it is important to make sure you have sufficient funding.

3. Is your home in a seller's market?

If home prices are increasing in your area, it is a good idea to sell a home that has appreciated significantly over the years. In this case, it is better to purchase a new home, rather than to renovate.

4. How difficult, or easy, would it be to remodel?

The scope of your project depends on the anticipated lifestyle you're aiming for. This will influence your decision on whether to have a simple renovation project, or to undertake an enormous remodeling project. Some things to consider when remodeling are: renovation costs, the amount of time to complete the project, and whether or not you are staying there during construction.

Our final thoughts: renovate and improve your home if it is unique. A few upgrades will certainly create a "new" feel. Move, only if remodeling your home means being the biggest in the neighborhood. Why? You don't want to restrict your pool of buyers when it does come time to sell. While there are no hard and fast rules to determine whether you should sell your home or stay, you should ask yourself what your housing goals will be in the next five to 10 years.