Common Violations found during inspections:

- The accumulation of abandoned, discarded, or dilapidated vehicles, appliances, furniture, etc.
- Overgrown, dead, decayed, diseased or hazardous trees, weeds or other vegetation
- Properties which are dilapidated, abandoned, boarded up, partially destroyed, have broken windows or left in a state of partial construction for an unreasonable period of time

- Unsecured properties
- Graffiti
- Fences or gates which are sagging, leaning, fallen, decayed, extending into the public right-of-way
- Pooled oil, water, or other liquid accumulation, flowing onto the street
- The existence of any body of stagnant water or other liquid in which mosquitoes or other insects may breed
- Awnings, covers, canopies, umbrellas, screens or other window coverings or building structures which are damaged, torn, severely faded, rusted, bent, unpainted or in some other state of disrepair
- Automobiles, recreational vehicles, campers, etc. parked on an unpaved surface or within required setbacks

- Blocked exits or non existent exits
- Smoke Detectors and Carbon Monoxide Alarms not installed in or near sleeping areas
- Smoke Detectors not working
- Bars on windows and doors that are not self-releasing
- Water heaters not properly secured
- Non-permitted windows that do not meet egress requirements

Preserving the Community

Distressed Properties Program

Fire Prevention Division
South San Francisco Fire Department

City of South San Francisco

Tel 650-829-6645

The Foreclosure Crisis

The South San Francisco Fire Prevention Division has developed a Distressed Property Program in response to the rising number of foreclosed residential properties that are contributing to blight in our neighborhoods and in some instances pose a threat to the health and safety of future occupants due to serious and uncorrected violations of the building, fire, electrical and other technical codes.

The Program monitors the general upkeep and maintenance of all residential properties that have become vacant as a result of foreclosure. Properties which have to be registered with the Fire Department upon becoming vacant includes single-family, duplexes and multi-family, residences

Every year fires occur in non-compliant properties. By identifying unsafe or hazardous conditions and working with the property owners and occupants to have them corrected helps in preventing civilian injuries and fatalities. In 2008 more than 3,320 people were killed, 16,705 people were injured with property damage exceeding 12 billion dollars. While these types of properties are required to have smoke detectors, 63% of home fire deaths resulted from fires in homes without working smoke alarms.

Teaming up for the Quality of the Community

The City of South San Francisco looks forward to working with prospective new homeowners, their realtors and investors to prevent blight and the diminution of property values in our neighborhoods while at the same time ensuring a property's compliance with our Municipal Code.

Pre-Inspection at No Charge

Prior to placing home on the market, we can come in and make you aware of any existing code violations. Limited consultation services are also available to property owners at no charge to assist them in their efforts to comply with applicable codes.

Abandoned Distressed Registration

Any residential property in South City that has been foreclosed upon and is vacant is considered distressed and must be registered with the Fire Prevention Division for a $125.00 fee.

Home Safety Inspection

Prior to transfer of ownership an inspection by the Fire Prevention Division is required to ensure that smoke detectors and water heaters have been installed properly. In addition, the property is also surveyed to ensure that window bars over bedroom windows have been equipped with the necessary releasing hardware and that no other serious health or safety violations exist. There is a $125.00 inspection fee that is due at the time of inspection.

Appointments

Appointments for pre-inspections, consultation services or home safety inspections may be schedule with the Fire Prevention Division by contacting them at this number (650) 829-6645.

Thank You!

By working together, our efforts will help maintain property values, remove blight as well as prevent crime and vandalism that is often associated with foreclosed, distressed properties. The Fire Prevention Division encourages residents of South San Francisco to call the Code Enforcement Hotline at (650) 829-6682 if they suspect a property is foreclosed,, vacant or shows signs of vacancy .