

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 not installed in 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 up-keep 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.

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.



Appointments

Appointments for pre-inspections or consultation services 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 .

