



The Property Line

Winter 2017

Soft Story Retrofit Update by William Schmetterer

As we previously informed you, the City of San Francisco passed the Mandatory Soft Story Retrofit ordinance in 2013.

Twenty-eight buildings in our management portfolio were identified on the master list requiring retrofit work.

Properties were placed into four "Tiers" depending on the type and location of the building. (Tier 1 – used for educational, assembly or residential care; Tier 2 – buildings with 15 or more units; Tier 3 – buildings that do not fall within definition of another tier; Tier 4 – buildings with ground-floor commercial or located in a mapped liquefaction zone.)

We have 3 Tier 2 buildings. Two have been completed and work on the third is underway.

We have 12 Tier 3 buildings, all of which have been inspected by engineers, have approved engineering drawings and are currently getting construction estimates. We have until September 2019 to complete work on these buildings.

We have 7 Tier 4 buildings. We have until September 2018 to submit drawings and obtain permits for this last tier of buildings.

Our team is "on the job" with this mandated work, hiring reputable engineers and contractors to take care of this business.

Better be Safe than...

We invested in our staff and in being better prepared for emergencies.

In October, Red Cross trainers spent a half day with us in order for our staff to earn "Red Cross, CPR and AED Certifications".



*May this Joyous Season bring you
Peace, Health and Happiness
throughout the New Year!*

Staff News

Erston Percy, our Leasing Agent, celebrated his 10th Anniversary with the company in October!

Congratulations, Erston!

Attention PM Clients!

To the clients that don't have access to our Owner Web Portal, we encourage you to enroll today! The portal will enable you to access/view:

- Monthly owner statements;
- Annual 1099-Misc. Income forms.

If interested, please contact our Accounting Dept. at (415)752-3600 - we will be happy to help you with the process!