

Jeane Yee [REDACTED]

From: Jeane Yee on behalf of [REDACTED]
Sent: Sunday, February 22, 2026 7:04 PM
To: board.of.supervisors@sfgov.org; fire.commission@sfgov.org
Cc: Lurie, Daniel (MYR); Mary Elise Gassert; sergey@citiscapesf.com
Subject: MANDATORY SPRINKLER UPGRADE: [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

➤ Resending Letter to Daniel Lurie, Board of Supervisors and the Fire Commission.

From: Jeane Yee
Sent: Tuesday, November 25, 2025 12:13 PM
To: 'Fire.Commission@sfgov.org' <Fire.Commission@sfgov.org>
Cc: sergey@citiscapesf.com
Subject: FW: MANDATORY SPRINKLER UPGRADE: [REDACTED]

Please see attached below.

We always thank you all for the kind help!

Sincerely,

Willie and Jeane Yee
[REDACTED]

From: Jeane Yee
Sent: Sunday, November 16, 2025 6:04 PM
To: 'daniel.lurie@sfgov.org' <daniel.lurie@sfgov.org>; 'Board.of.Supervisors@sfgov.org' <Board.of.Supervisors@sfgov.org>
Cc: [REDACTED] 'sergey@citiscapesf.com' <sergey@citiscapesf.com>
Subject: MANDATORY SPRINKLER UPGRADE: [REDACTED]

Dear Mayor Daniel Lurie and SF Board of Supervisors:

We are very sadden with regards to the Mandatory Sprinkler Upgrades. If these Upgrades are approved, we may have to sell our home. We have lived here at [REDACTED] for over 50 years. We were first Renters, and then fortunate enough to save to purchase.

Installation of the Sprinklers: Because of the cost, \$100,000 to \$300,000 will overwhelm our present retirement funds. Have the Board of Supervisors explored any other "outside funding?"

We worked our whole life to retire at [REDACTED] Jeane worked at the Economic Opportunity Council with underprivileged Families; later for Teenagers in Chinatown, North Beach looking for work with the Mayor's Summer Youth Programs. Also, monitored and distributed Supplemental Food to underprivileged families in all districts of SF. She later worked with the City and County of San Francisco as a Clerk Typist 1424 at the Human Rights Commission, then Secretary 1446 to the DPW, Engineering Department and retired. Then I, myself was able to purchase a small coin laundromat in North Beach, and later a second one in the Mission District. I am also retired for over 20 years.

We were both born and raised in San Francisco. I went to school at Bessie Carmichael Elementary (SOMA), Everett Junior High School (Mission District), Washington High School (Richmond District) and City College of SF (Ingleside). Jeane, my Wife was raised in Chinatown and North Beach, went to Jean Parker Elementary, Francisco Jr. High School, Galileo High School, and to City College of SF.

We have been retired since we were 65 years of age. We will be 80 years old soon and want to spend the rest of our retirement years here at [REDACTED] *We desperately need everyone's help!!! We are not apartment owners or multi-unit buildings.*

Thank you all, Mayor Dan Lurie and the SF Board of Supervisors! Please consider.

Sincerely,

Willie and Jeane Yee
[REDACTED]

September 17, 2026

Dear TAC Members,

I am a San Francisco native--born, raised, and public school-educated in this city that I love. I am also an owner-resident in a building directly affected by the SF city mandate for fire safety sprinklers in older residential high-rises. I am weighing in because I am deeply concerned about what this mandate is doing to us.

While I appreciate the extension that the Board of Supervisors gave for the first two phases of the mandate, I do not believe that this addresses the fundamental problems with the mandate as a whole, regardless of timeframe.

Requiring buildings like mine to install sprinklers in every room of every residence, is, as stated in the S.F. Budget and Legislative Analyst's report at the time the mandate was issued, ill-conceived, and passed without adequate consideration for its impact on us, the residents. No other city in California has adopted such a requirement. It is important fair to ask why San Francisco is punishing its own residents with a policy that even the city's own experts questioned.

There is an issue of common sense here. My building is constructed chiefly of steel and concrete. It is inherently less combustible than other structures, yet we are being lumped into a "one-size-fits-all" solution that fails to acknowledge fundamental differences in building materials and associated risks.

Then there's the economic hardship, which is nothing short of an assault on our financial stability. The city's Budget and Legislative Office's August 3, 2026 Policy Analysis Report estimated the cost for this retrofit under three different scenarios for a 50-unit building. My building, which has 150 units, likely fits Scenario 3 (High Cost)--because of the demolition, electric, asbestos abatement, plumbing and water distribution work required and the related logistics. The estimated cost for each unit under this scenario is between \$208,000 and \$245,000. Let that sink in. For many, particularly those on fixed or moderate incomes, and those of us retired or planning to retire in the very near future (like me), this is an insurmountable sum.

And as if the retrofit cost weren't enough, we are told we also must find and pay for temporary housing during weeks or months of construction—at our own expense, in one of the most expensive rental markets in America. Imagine how any of you on the TAC would feel being told to just leave your home, find somewhere else to live, and pay for it yourself.

Finally, complying with the mandate in my building likely will force a reduction of our ceiling heights from 8 feet to 7 feet 1 inch to accommodate soffits for the code-required brackets for sprinkler pipes. This is below the minimum height required by code to be

considered "living space." We effectively are being told that we will have to pay hundreds of thousands of dollars to downgrade our own homes to a standard that is legally considered unlivable! I can't imagine that this makes sense or seems the least bit reasonable to anyone on this committee.

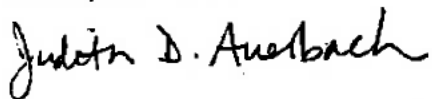
Everyone is dealing with the local crisis of affordable housing. While our elected leaders and city promoters want to keep residents in San Francisco, this sprinkler retrofit mandate will drive people out of their homes and out of this city. We know already that people in my building are feeling forced to sell their homes. And they have to do this at reduced prices, because the impending sprinkler mandate lowers our property values.

I understand fire safety matters. We all do. But approaches to ensuring safety must be reasonable and balanced for all affected.

So, what I am asking is this: Please recommend repealing this amendment altogether. If that is not possible, then at minimum, please begin your work by recommending that the relevant fire, safety, and building trades officials sit down with affected property owners and renters to negotiate a more reasonable set of requirements. Work with our representatives (beyond the one or two on the TAC) and the Fire Department to find solutions that actually make sense—that consider building construction, economic hardship, and feasibility—that is, that do a proper cost-benefit analysis and pass a test of reasonableness.

We are taxpayers, constituents and your neighbors. Please put yourselves in our shoes as you deliberate the fate of the ill-conceived sprinkler retrofit mandate.

Thank you.



Judith D. Auerbach, PhD



Statement to the Fire Code Technical Advisory Council

Robert Kozma

Good morning. My name is Robert Kozma. I'm president of our HOA at [REDACTED] Our high-rise condominium was built in 1965. As such, our facilities are aging and many need to be replaced, at great expense. In addition, we have recognized seismic vulnerabilities, as do all other buildings of our age.

We have 112 residential units in our building. Some are occupied by young families and it was a stretch to make this their first home. Some are owned by seniors on fixed income.

My volunteer job is not an easy one. I have to tell our owners that we must come with millions of dollars to fix our aging infrastructure. Now I'm being required by the Board of Supervisors to tell them they must come up with millions more to install sprinklers in their home.

At the same time, the Board is recommending that we address our seismic vulnerabilities. This would likely cost tens of millions more.

There is a dark irony in all of this. The Board is requiring us to spend millions on installing sprinklers that are not likely to save any lives, according to the Budget and Legislative Analysts' Office. Yet with the expense, it is likely to mean we cannot afford to address our seismic vulnerabilities, which could save hundreds if not thousands of lives across the city in the 74% likelihood of a major earthquake within the next 30 years, according to the USGS.

I implore you: Please let us make our own decisions about our life safety.

Thank you

Dear Members of the Fire code Technical advisor committee 9/17/2026

I am writing as a SF condo homeowner to express my concerns about the proposed fire sprinkler retrofit requirements.

Our building was constructed in the early 1900S and is more than a century old. Retrofitting a building this age could be extremely expensive and disruptive to homeowners. Our building has already important fire safety measures in place, including an emergency voice/alarm communication system w/ an annunciator in our bedroom and sprinklers in the common areas.

In the past year my husband has undergone 5 surgeries. Our family has already experienced a great deal of stress & unexpected expenses & the possibility of a costly sprinkler retrofit & special assessment has caused me addtl undue stress. If this requirement moves forward the financial burden would be great. Plus I work from home and I do not own a second property in California that I can go to while construction takes place in my condo.

I fully understand the importance of fire safety. However I respectfully ask the committee to consider the age of the building, existing fire safety systems & the financial impact stress, moving all my work equipment & finding another place to work out of.

I hope reasonable alternatives or exemptions for the older building will be considered.

Thank you

Grace Durham



**To: Fire Code Technical Advisory Committee
Regarding the Fire Sprinkler Retrofit**

Dear Fire Code Technical Advisory Committee.

My name is Thomas Petras and I live at [REDACTED]
[REDACTED]

I am opposed to the Sprinkler Mandate.

I have lived in my apartment for over thirty four years and to my knowledge and memory there have been no real fires in my building.

It is made of concrete and steel with no combustible materials used in its construction and solid non combustible plaster walls between the apartments.

We also have fire sprinklers already installed in the common hallways on each of the twenty floors in the building and in some of the common rooms in the building. Also some of the apartments in the upper floors in the building already have sprinkler systems installed in their units.

We also have fire hoses and fire extinguishers in the hallways on every floor and there are fire escapes in the building which are regularly maintained.

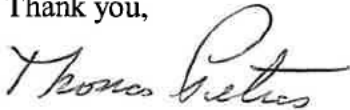
We also have a state of the art fire alarm system with enunciator speakers in every apartment and common hallways and areas. This alarm system is also directly connected to the San Francisco Fire Department and there is a fire station a few blocks away from our building.

I am also a 73 year old disabled retired senior citizen with just a small Social Security pension with no other savings or retirement plan income.

I am barely getting by financially every month and I will not be able to afford the expense of having a sprinkler system installed in my apartment.

I truly believe that I am very safe in this well constructed concrete and steel building and certainly have no fear of any fire in this building.

Thank you,



Thomas Petras

(18 SEP 26)

TO: Fine Code Technical Advisory Committee
— Fire Sprinkler Retrofit —

From: John Schubbe



Dear Sirs & Madames,

Please don't force me to bear an
unnneeded financial burden. I am
a low income senior citizen.

We already have sprinkler systems
in the hallways. There are large
fire hoses and extinguishers on
every floor. This building is
fire resistant - concrete/steel.

There is a modern alarm system
with loud speakers in every unit
connected directly to the fire dept.
I've lived here for almost forty
years and I don't remember any
fires. I'm very confident in this
building's fire safety!

Hopefully you could make an
exception for this building and
others like it.

Sincerely,
John Schubbe

17 September 2026

Dear sprinkler mandate technical advisory committee,

I am writing to express my situation regarding the sprinkler retrofit mandate. A public school teacher in SFUSD who owns a studio apartment in the [REDACTED] one of the affected buildings, I would face catastrophic financial consequences if this sprinkler mandate were to go through as originally written.

I ask you to reverse this mandate or to create an exemption for these buildings unless they undertake a *major* systemic renovation. Even before the costs of relocating during a sprinkler retrofit are calculated, the estimated expense for these retrofits is between \$10,000 and a staggering \$300,000 per unit. These added expenses would probably lead to me losing my home. I am a 35-year resident of San Francisco who has been working as a teacher in San Francisco Unified since 1998. I have scrimped and saved and led a life of careful financial responsibility, including by making use of Mayor's Office of Housing programs in order to buy my condo in order to secure some financial security in the future. My condo is a significant part of the plan I have been building to enable me to teach in this city and to live in this city on retirement, most likely continuing to serve the school district as a substitute teacher, as my pension is solid but the cost of living in SF is so high.

Then just sell the condo and leave, you might say, perhaps? This retrofit mandate has already decreased property value in my building, which had already fallen by over 30% since the pandemic, a reflection of the frequently appalling conditions in a neighborhood that has suffered city neglect. A resident of another building shared at a December 11 meeting on this sprinkler mandate that three sales of units in his building had fallen through explicitly due to the requirement to disclose the possibility of this astronomically expensive mandate. Decline in property values directly impacts city tax revenue—many of us already negotiated to have our property value lowered and thus pay lower taxes last year. On top of that, I don't even know what would happen to my MoHCD Downpayment Assistance Loan in these circumstances.

Please consider cancelling this mandate, which other cities have contemplated and rejected due to its financial infeasibility. Our building and others are ready to implement more reasonable fire-safety measures.

Thank you for your time and consideration,
Jennifer L. Moffitt



From: [Goodman, Carrie](#)
To: [Aguas-Aclan, Kathy \(FIR\)](#)
Subject: sprinkler mandate
Date: Monday, September 21, 2026 3:26:43 PM

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Kathy - I am not just a top Realtor in SF (for the last 20 years) but I am also a condo owner at [REDACTED]
[REDACTED] I sell many condos in buildings that are on the sprinkler mandate list and I want to express what a HUGE burden this is for owners if the mandate comes to fruition. It is prohibitive for cost and practically speaking for construction. Some of these buildings are concrete buildings that make this kind of construction very difficult and invasive and costly. For all - I truly believe this is an unnecessary burden. We have smoke detectors and new fire alarms already. I don't believe there is any precedent that makes this mandate make sense. I believe this is a burden driven by the sprinkler / plumber unions to get business. Over regulation is the death of California and part of the reason our state is so prohibitively expensive.

From what I understand - nearly every jurisdiction that has looked to enact similar mandates - they have been repealed or extensively revised.

The burden of this mandate will hurt those who can least afford it. I strongly encourage the repeal of this mandate.

Best, Carrie

CARRIE GOODMAN

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