



Chief Building Official

Planning Building & Transportation
2263 Santa Clara Ave., Room 190
Alameda, CA 94501 (510) 747.6800
Hours: 8:30-3:00 Mon-Thur

DATE: Monday, January 13, 2025

TO: Abby Thorne-Lyman
Base Reuse & Economic Development Director
Alameda California 94501 (Served via email)

RE: 2501 TODD ST. ALAMEDA CA 94501
ASSESSOR'S PARCEL NUMBER :
Case Number : # X25-0006

**DECLARATION OF UNSAFE BUILDING
AND NOTICE TO VACATE**

Section 1.

The Building Official of the City of Alameda hereby declares the property located at 2501 Todd Street, Alameda California 94501 (also known as Building 116) as an unsafe Building in accordance with Section 116 of the California Building Code. You are hereby ORDERED to abate the code violations stated in the Investigation Inspection dated 01/06/2025 for case X25-0006 by complying with all required actions as described in said report. This notice is sent under the authority of section 116 of the California Building Code incorporated herein.

CBC SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

NOTICE TO VACATE

Section 2.

The Building Official of the City of Alameda has further found this building to be unsafe and unfit for continued human occupancy. This building or structure must be vacated not later than **Monday January 13, 2025**. Occupancy beyond such date is unlawful and constitutes an infraction, authorization to enter the structure is only permitted by the Chief Building Official to qualified personnel to conduct the required structural assessment, shoring or demolition. All others will be considered trespassing and will be subject to arrests to protect their safety. Notice is being emailed to the person in lawful control of the property and will be posted on the structure upon the due date to provide reasonable notification to all occupants and the public.

ADMINISTRATIVE FEES

Section 3.

Administrative fees for staff time will be assessed according to the approved fee schedule and as deemed necessary by the Building Official. If the violations are not remedied by the deadline or recur after the deadline, the owner will be subject to an administrative fine of \$100.00 per day for each day the violations continue beyond the specified timeframe.

APPEAL OF DECISION OF THE BUILDING OFFICIAL

Section 4.

Any person served with a notice under Section 116 of the California Building Code may appeal the decision of the Building Official to the Housing and Building Code Hearing and Appeals Board (Board) by filing a written Application for Appeal Hearing with the Secretary of the Board within ten (10) days of service of the Building Official's determination under Section 116 of the California Building Code.

Thank you for your attention to this notice. If you have any questions or concerns, please reach out to me by phone at 510-747-6820, via email at odavalos@alamedaca.gov

Respectfully,



Signed and issued 01/13/2025

Oscar Davalos, CBO, CFM.

Chief Building Official.

odavalos@alamedaca.gov

(510) 747-6820



City of Alameda • California
Code Enforcement • Building Division

Investigation Inspection Report

DATE: 01/09/2024

Code Enforcement Case # X25-0006

ADDRESS: 2501 TODD ST

APN:

SHORT DESCRIPTION: Safety assessment of a property damaged by general dilapidation. (Roof already collapsed in several areas)

OWNER: City of Alameda

CONTACT PERSON: Abby Thorne-Lyman

CONTACT TELEPHONE: (510) 747-6899

E-MAIL: athornelyman@alamedaca.gov

PERFORMED BY: Oscar Davalos, Chief Building Official

FULL DESCRIPTION: An Investigation Inspection was performed the property located at 2501 Todd Street on 01/06/2025 to assess the property for safety.

INSPECTION FINDINGS:

Due to safety the inspection was limited to a walkaround of the exterior of the property and a visual inspection of the interior through accessible openings. During this inspection, the following conditions and code violations were observed:

1. The structure exhibits severe damage from decay, significantly compromising its structural integrity in several areas, creating an immediate safety hazard.
2. Several exterior walls are no longer supported by the roof diaphragm, causing them to lean inward in some areas and outward in others.
3. The decay has led to peeling paint, which may be contaminated with lead.
4. General dilapidation has resulted in roof collapse in certain areas and deflection in others, with the potential for further collapse.

5. In addition to the structural damage, the mechanical, electrical, and plumbing systems have been severely compromised by deterioration and vandalism.

REQUIRED ACTIONS:

- 1) **Immediate Action:** Secure the structure against unauthorized entry by removing all exterior ladders leading to the roof, installing a perimeter fence, and taking additional safety measures. The fence should be placed at a distance equal to, or greater than, twice the height of the walls, as feasible and be anchored down to prevent wind damage or vandalism.
- 2) **Permit Requirements:** Within 180 days from the date of this letter, obtain a J permit from BAAQMD and a demolition building permit to remove areas beyond repair and shore up the remaining structure as necessary.
- 3) **Restoration Option:** If the owner's intent is to restore the structure, the timeline for compliance can be flexible, provided the structure does not pose a public safety hazard.
- 4) **Utility Management:** All utilities must remain off until authorized by the Chief Building Official.

Thank you for your attention to this notice, public safety is our priority. If you have any questions or concerns regarding this notice, please reach out to me by phone at 510-747-6820, via email at odavalos@alamedaca.gov

Respectfully,



Signed and issued 01/13/2025

Oscar Davalos, CBO, CFM
Chief Building Official
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(510) 747-6820