



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: Friday, September 27, 2024

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

RE: 2450 SARATOGA ST. ALAMEDA CA 94501
ASSESSOR'S PARCEL NUMBER :
Case Number : # X24-0470

DECLARATION OF UNSAFE BUILDING AND NOTICE TO VACATE

Section 1.

The Building Official of the City of Alameda hereby declares the property located at 2450 Saratoga Street, Alameda California 94501 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 09/27/2024 attached to this notice 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 **Friday September 27, 2024**. 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 all staff's hours spent will be assessed in accordance with the adopted fees schedule and as deemed necessary by the Building Official. If the violations are not abated by the expiration of the specified time, or recurs after the expiration of such time, the owner will be subject to an administrative fine for each day following expiration of the deadline that violations reoccur or that violations are not corrected, in the amount of \$100.00 (one hundred dollars).

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 09/28/2024

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: 09/27/2024

Code Enforcement Case # X24-0470

ADDRESS: 2450 SARATOGA ST

APN:

SHORT DESCRIPTION: Safety assessment of the property damaged by fire and general dilapidation.

OWNER:

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 2450 Saratoga on 09/26/2024 to assess the property for safety.

INSPECTION FINDINGS:

The inspection performed was limited to a walkaround the exterior of the entire property, a visual inspection of the interior through the openings and photographic evidence provided by City staff. During the inspection and review of the available records the following conditions and code violations were observed:

- 1) The structure was found to be extremely damaged by fire and decay causing the structural integrity to be severely compromised at several areas creating an immediate hazard.
- 2) The wall facing Saratoga St. is no longer supported by the roof diaphragm and it appears to have deficiencies on the original design that have caused deflection and the possibility of falling on top of the utility poles and adjacent street.
- 3) The decay has also created peeling paint that may be contaminated with lead.

- 4) The general dilapidation and fire have caused some contaminants to be disturbed.
- 5) The fire and general dilapidation have caused the roof to collapse in several areas and deflection in others with the possibility of collapse.
- 6) In addition to the structural damage, the mechanical, electrical and plumbing systems have become severely compromised by decay, fire and vandalism.

REQUIRED ACTIONS:

- 1) Effective Immediately contact a civil or structural engineer to perform an assessment and provide a shoring plan to support the structure to prevent further damage and a hazardous condition for the public.
- 2) Effective immediately secure the structure against unauthorized entry and to isolate the hazards from the public. This may require a perimeter fencing and other measures to ensure safety.
- 3) Within 15 days, please implement a method to ensure that any contaminants created by the fire or dilapidation do not leave the site or can enter the storm drain system and or public ways.
- 4) Within 30 days of the date on this letter, please obtain a J permit from BAAQMD and a demolition building permit to remove the areas compromised beyond repair. As the City's Chief Building Official, I recommend the fastest path to safety including demolition of all the affected areas.
- 5) Within 60 days, submit plans for plan check to restore the building to a safe condition or complete the demolition as deemed necessary to ensure safety.
- 6) All utilities shall 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 09/28/2024

Oscar Davalos, CBO, CFM
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