

# BUILDING 43 APPEAL PHOTOGRAPHIC EVIDENCE FOR CASE NUMBER X24-0467

## SECTION 5.2 – PHOTOGRAPHIC EVIDENCE

Note: Some photos may have multiple ID's to reflect all the violations noted in the space.

<b>Violation Area</b>	<b>Picture Violation ID Number</b>
Unpermitted washing sink in the kitchen/Storage area	2440-1
Unpermitted dishwashing machine	2440-2
Exterior electrical connections and lighting	2440-3
Interior electrical connections and lighting	2440-4
Increased occupant load without approval	2440-5
Unpermitted use of the rooms and mezzanine	2440-6
Non-compliant mezzanine stairs and guard railing	2440-7
The primary entrance/exiting path is in an area utilized as a kitchen or storage which is a direct violation of the code and endangers the occupants in case of an emergency.	2440-8
The area utilized as a kitchen or storage is not documented as a permitted use, if plans would have been submitted for plan check, this area would not have been approved as an entrance or exit.	2440-9
The entrance exceeds the minimum threshold height for occupants with disabilities and represents a tripping hazard.	2440-10
Since plans were not submitted for plan check adequate dimensions have not been provided to provide adequate access for occupants with disabilities.	2440-11
Plans with code analysis were never submitted for the current use and occupancy therefore the maximum occupant load permitted inside the building is unknown.	2440-12
The occupant load is not posted.	2440-13
When the roll up door serves as an entrance/exit, it exceeds the minimum threshold height for occupants with disabilities and represents a tripping hazard. Additionally, the concrete ramp is not code compliant.	2440-14
No egress lighting was observed.	2440-15
The barrels are in the back of the space adjacent to the public	2440-16
The portion of the fence obstructing the path which appeared to be a door was observed outside on the right side of the property. The door was removed but left on the floor obstructing the path.	2440-17
Only one interior single user bathroom is confirmed available, and the tenant space is using porta potties outside to provide minimum plumbing fixtures which is not a code compliant solution and not accessible for people with disabilities.	2440-18
Cords were observed to be used as a means of permanent wiring.	2440-19
Cords observed removed. However, no permits were found for the electrical wiring, lighting and security light/camera installed on the outside of the building and lighting, electrical connections to the dishwashing equipment, etc.	2440-20
The equipment mezzanine is advertised to be utilized as a public amenity for gathering use which is not permitted by code as is.	2440-21



The stairway and guard railing for the mezzanine was not designed for current use. The stairs, mezzanine and guard railing were designed for equipment access and possibly some light storage but not for human use and occupancy.	2440-22
The mezzanine advertised for special events gathering was not designed accessible for people with disabilities.	2440-23
No records were found of a tenant improvement to accommodate the current use and occupancy. Although a certificate of occupancy was issued under permit number B14-0082, the permit for this case clearly describes the work as: PRE-INSPECTION FOR FUTURE WINERY CELLAR AND TASTING ROOM. No plans, permit or inspection records were found indicating that the space was modified to accommodate a safe and code compliant tenant space. (Additional note to this item, the occupant load was increased by 65 people when the outdoor seating was added.)	2440-24
The facility is not equipped with the minimum plumbing fixtures for the current use and occupancy.	2440-25
Evidence was noted of peeling paint on a pre-1978 building creating a potential lead hazard.	2440-26
During the inspection performed on 04/23/2025, two (2) additional items were observed in the exterior. (1) a stage/platform for performers not accessible to people with disabilities (2) a patio shade structure.	2440-27




This picture is from Google maps dated April 2015. The picture shows no exterior shades, performer's stage, no lighting and no electrical connections. Additionally, it shows that the entrance and proposed seating area is not accessible for people with disabilities. The following is an enlarged copy.





2441 Monarch St  
Alameda, California

 Google Street View

Apr 2015 [See latest date](#)









← Back to photos

Share, Location, Flag icons

### Photos for Building 43 Winery

49 of 197

Lots of barrels and sofa chairs!

Shayla B. on Sep 16, 2017

21 likes

**BevMo!**

Sponsored ⓘ

193

j k. said "I don't care if you laugh at me for what I'm about to say. BevMo has a small but great selection of brie cheese. Seriously. Not that I went in there..." [read more](#)





Exterior electrical connections and lighting \_\_\_\_\_ 2440-3

Unpermitted patio shade structures. \_\_\_\_\_ 2440-27

Increased occupant load by adding the outdoor seating  
without approval from the Building Division \_\_\_\_\_ 2440-5

Area not accessible to people with disabilities \_\_\_\_\_ 2440-27

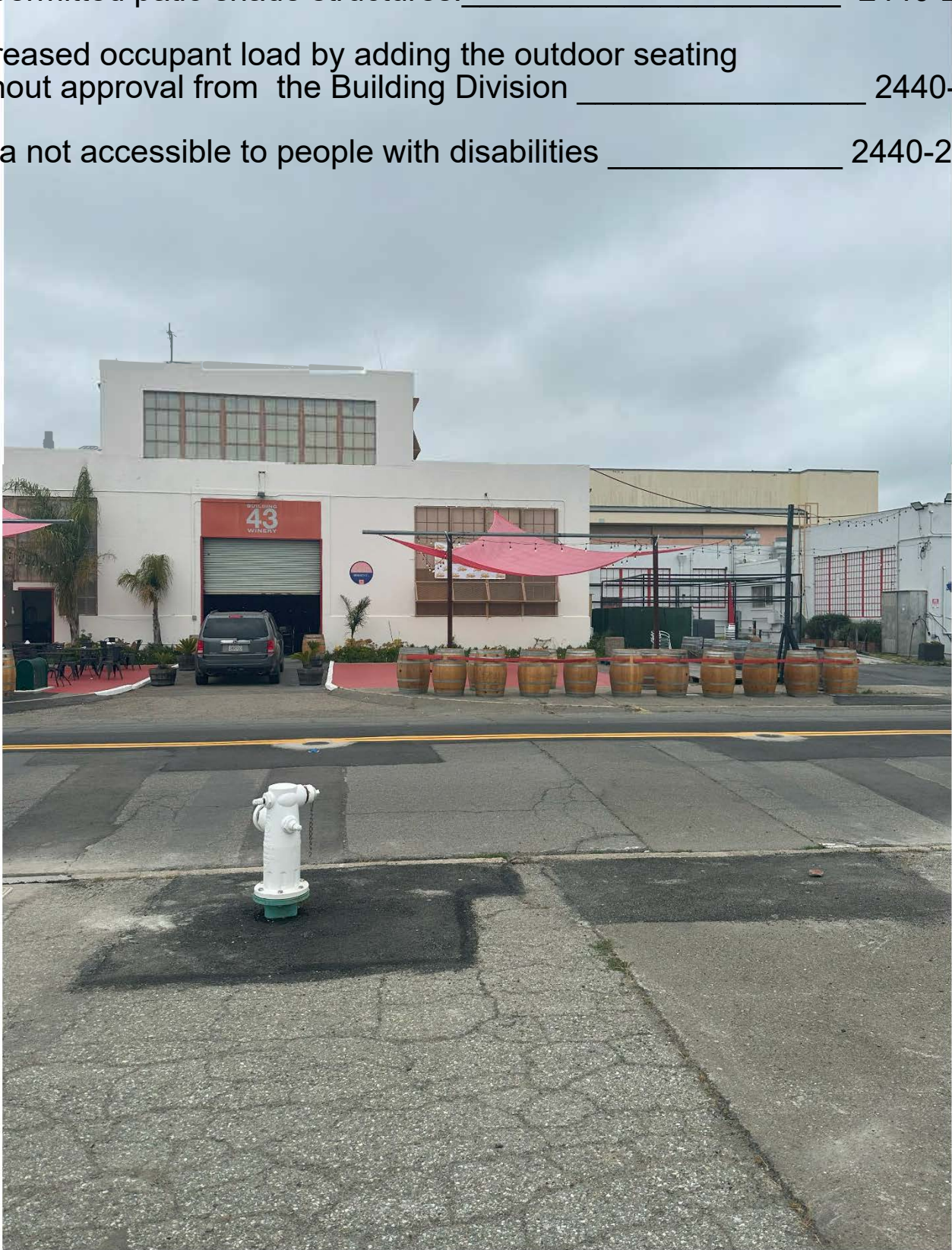


Exterior electrical connections and lighting\_\_\_\_\_ 2440-3

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When the roll up door serves as an entrance/exit, it exceeds the minimum threshold height for occupants with disabilities and represents a tripping hazard. Additionally, the concrete ramp is not code compliant. \_\_\_\_\_ 2440-14





Plans with code analysis were never submitted for the current use and occupancy therefore the maximum occupant load permitted inside the building is unknown.





Exterior electrical connections and lighting 2440-3





Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





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(Additional note to this item, the occupant load was increased by 65 people when the outdoor seating was added.)  
2440-24





Non- Compliant Tenant Space 2440-24



Non-compliant mezzanine stairs and guard railing 2440-7



Unpermitted Use of the Mezzanine 2440-21



## Interior electrical connections and lighting 2440-4



## Unpermitted use of the rooms and mezzanine 2440-6

## Interior electrical connections and lighting 2440-4



## Unpermitted use of the rooms and mezzanine 2440-6





Non- Compliant Tenant Space 2440-24





Interior electrical connections and lighting 2440-4

Non- Compliant Tenant Space 2440-24



## Interior electrical connections and lighting 2440-4





Non- Compliant Tenant Space 2440-24



Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26

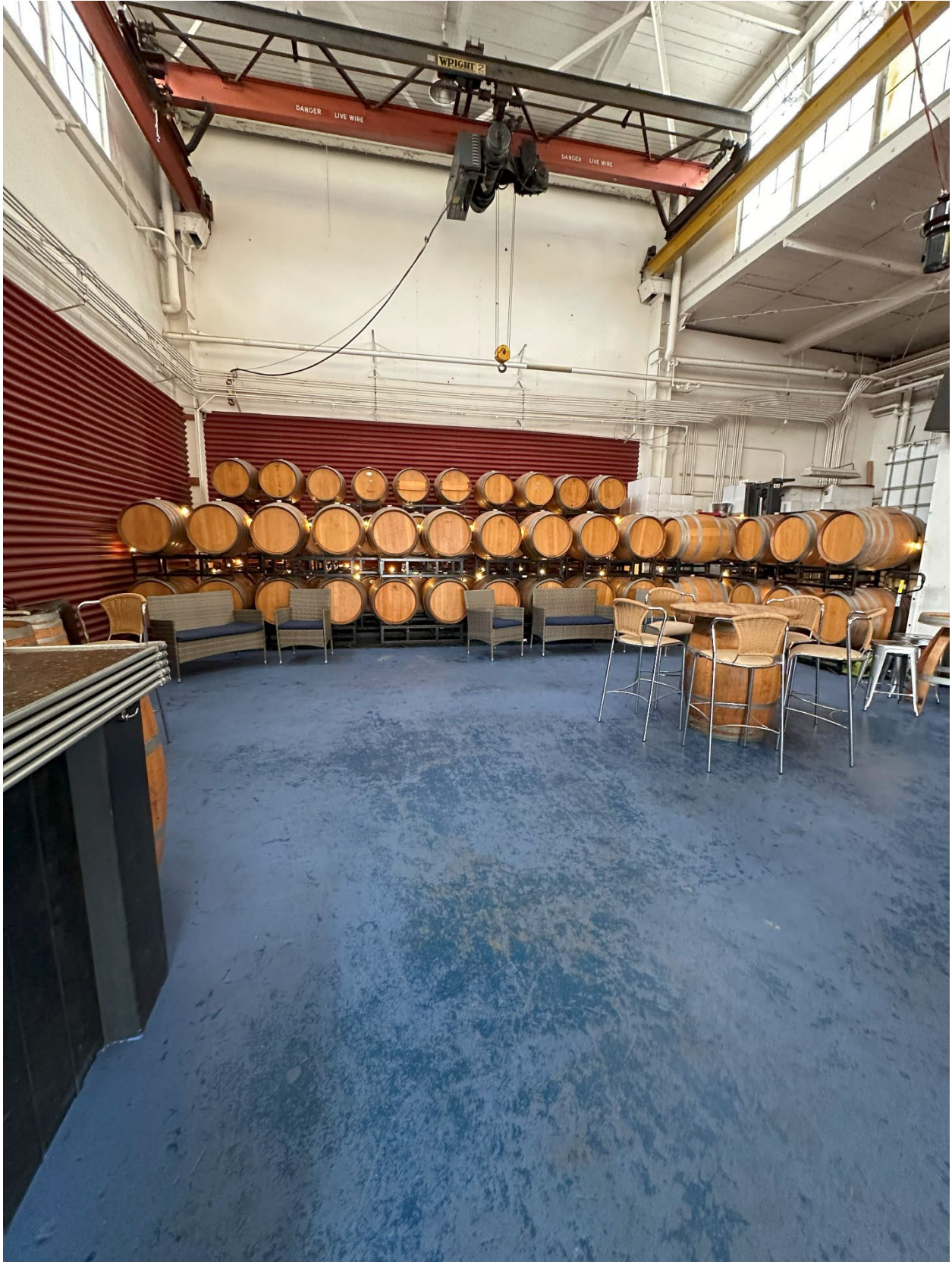


Interior electrical connections and lighting 2440-4

The occupant load is not posted. 2440-13



## Non- Compliant Tenant Space 2440-24



The occupant load is not posted. 2440-13





Interior electrical connections and lighting 2440-4



Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24



## Interior electrical connections and lighting 2440-4



## Non- Compliant Tenant Space 2440-24





Interior electrical connections and lighting 2440-4

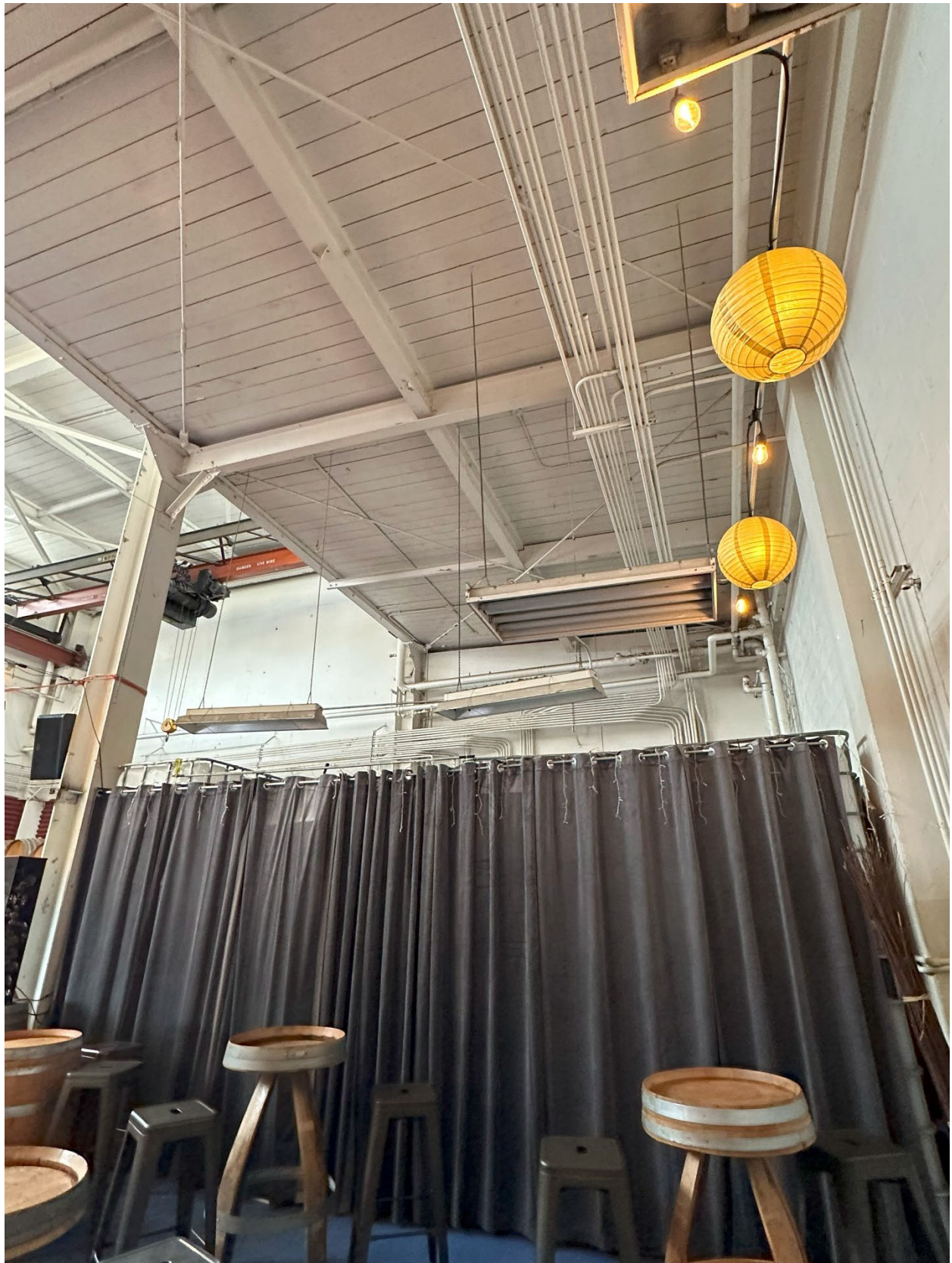


Increased occupant load without approval 2440-5



Non- Compliant Tenant Space 2440-24





Interior electrical connections and lighting 2440-4





Interior electrical connections and lighting 2440-4

Increased occupant load without approval 2440-5

The occupant load is not posted. 2440-13

Non- Compliant Tenant Space 2440-24



Unpermitted use of the rooms and mezzanine 2440-6



Non- Compliant Tenant Space 2440-24



Unpermitted use of the rooms and mezzanine 2440-6



Non- Compliant Tenant Space 2440-24



Unpermitted use of the rooms and mezzanine 2440-6



Non- Compliant Tenant Space 2440-24



Unpermitted use of the rooms and mezzanine 2440-6



Non- Compliant Tenant Space 2440-24

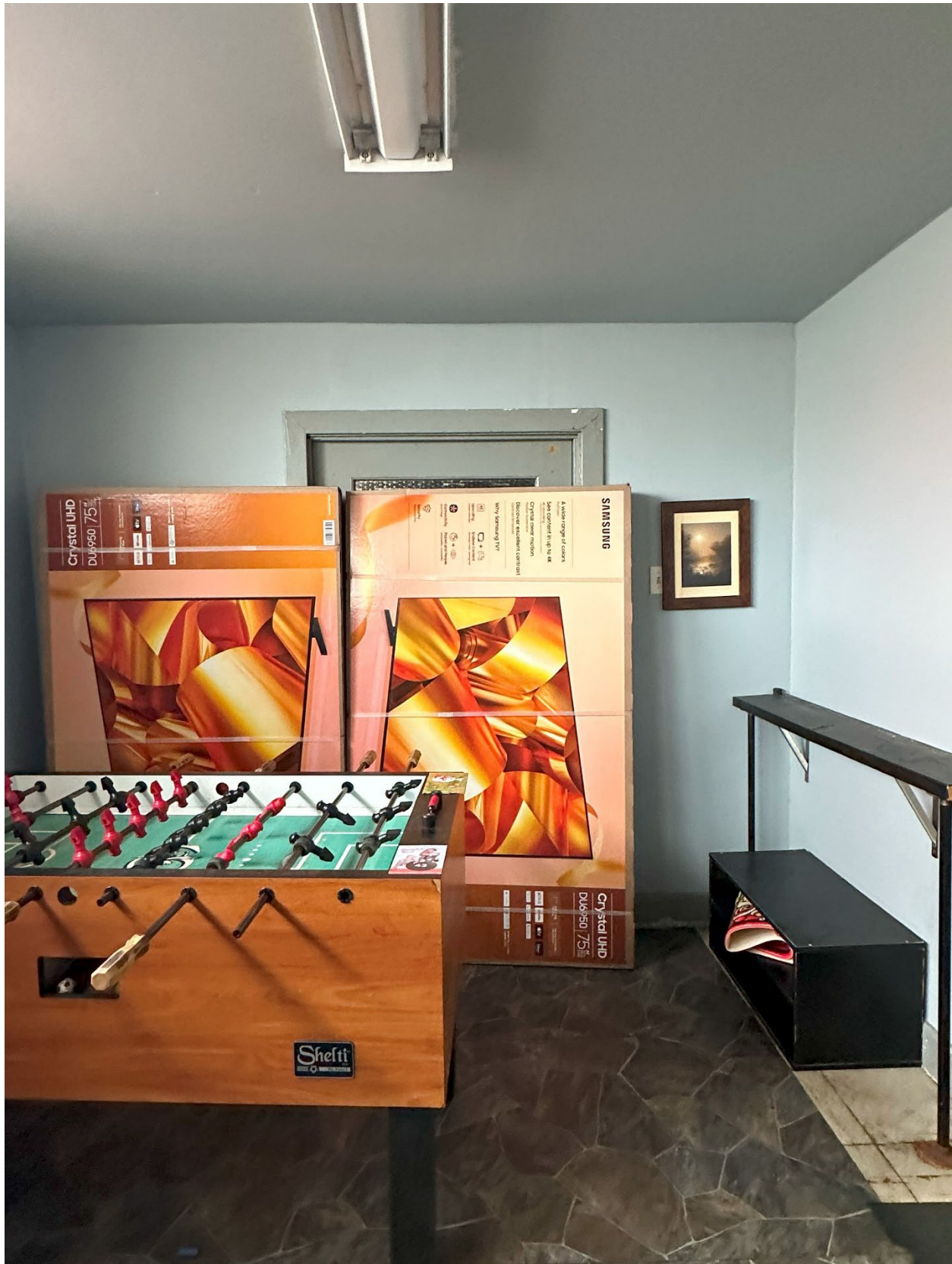




Non- Compliant Tenant Space 2440-24



## Unpermitted use of the rooms and mezzanine 2440-6



## Non- Compliant Tenant Space 2440-24



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Non- Compliant Tenant Space 2440-24



## Unpermitted use of the rooms and mezzanine 2440-6



Non- Compliant Tenant Space 2440-24



Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26



The primary entrance/exiting path is in an area utilized as a kitchen or storage which is not permitted by code. 2440-08





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Not Accessible for people with disabilities 2440-5



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Non compliant single user restroom 2440-18



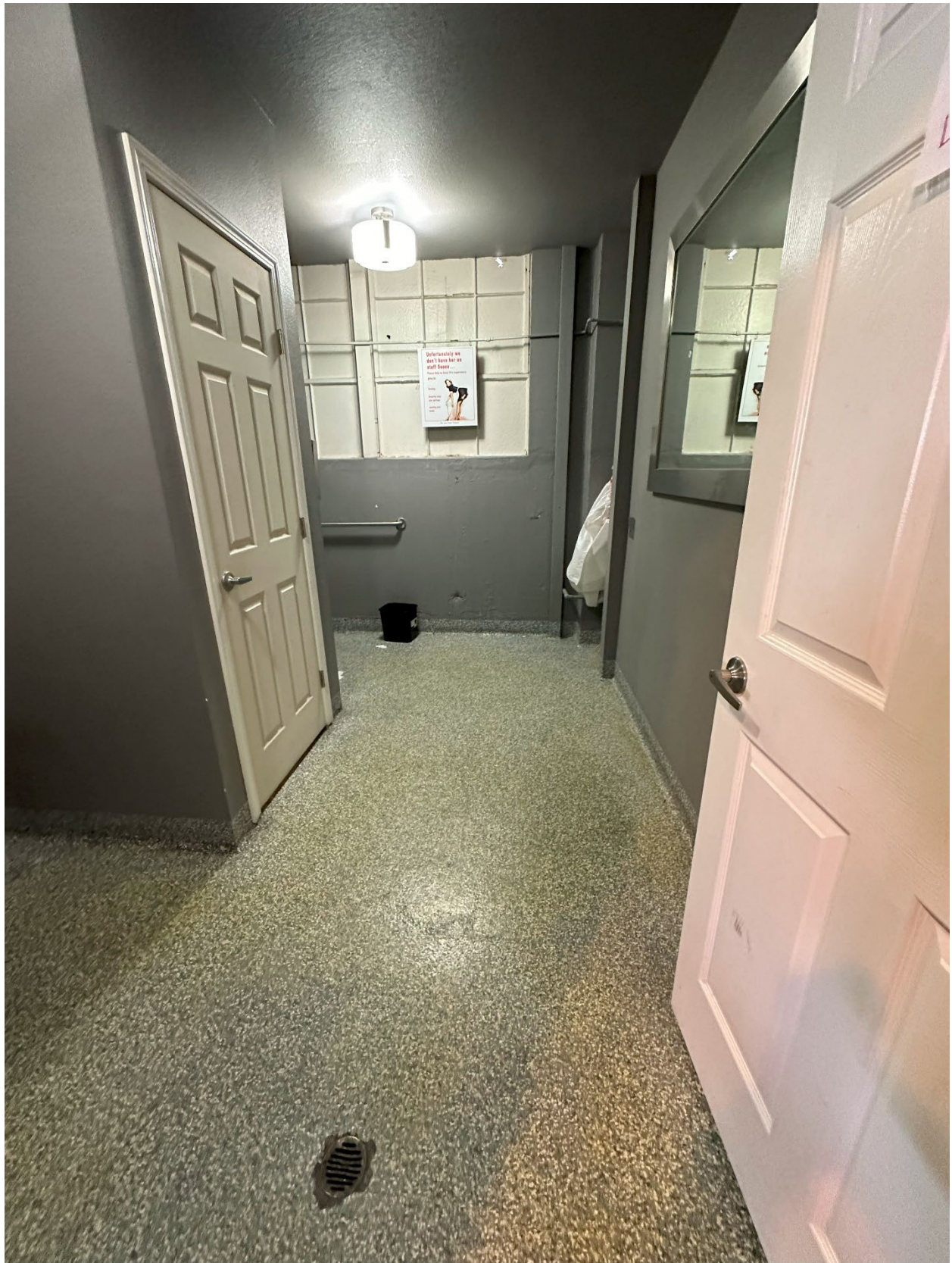
## Non- Compliant Tenant Space 2440-24



## Unpermitted use of the rooms and mezzanine 2440-6



Non compliant single user restroom 2440-18





Non compliant single user restroom 2440-18







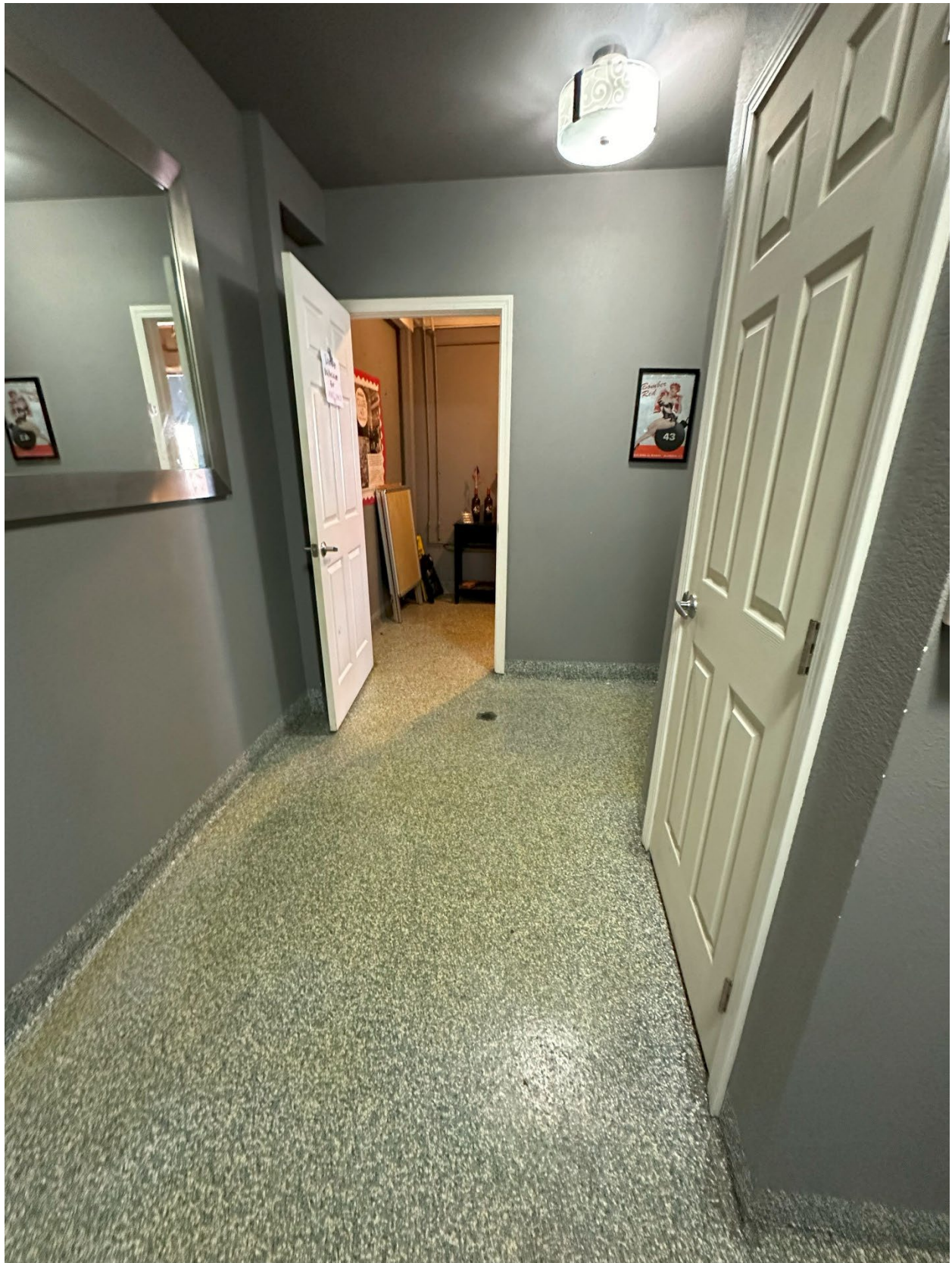
Non compliant single user restroom 2440-18





Non compliant single user restroom 2440-18





Non compliant single user restroom 2440-18



## Non- Compliant Tenant Space 2440-24





## Non- Compliant Tenant Space 2440-24





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Non-compliant mezzanine stairs and guard railing 2440-7



Unpermitted use of the rooms and mezzanine 2440-6

Non- Compliant Tenant Space 2440-24



Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23



Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





Interior electrical connections and lighting 2440-4

Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





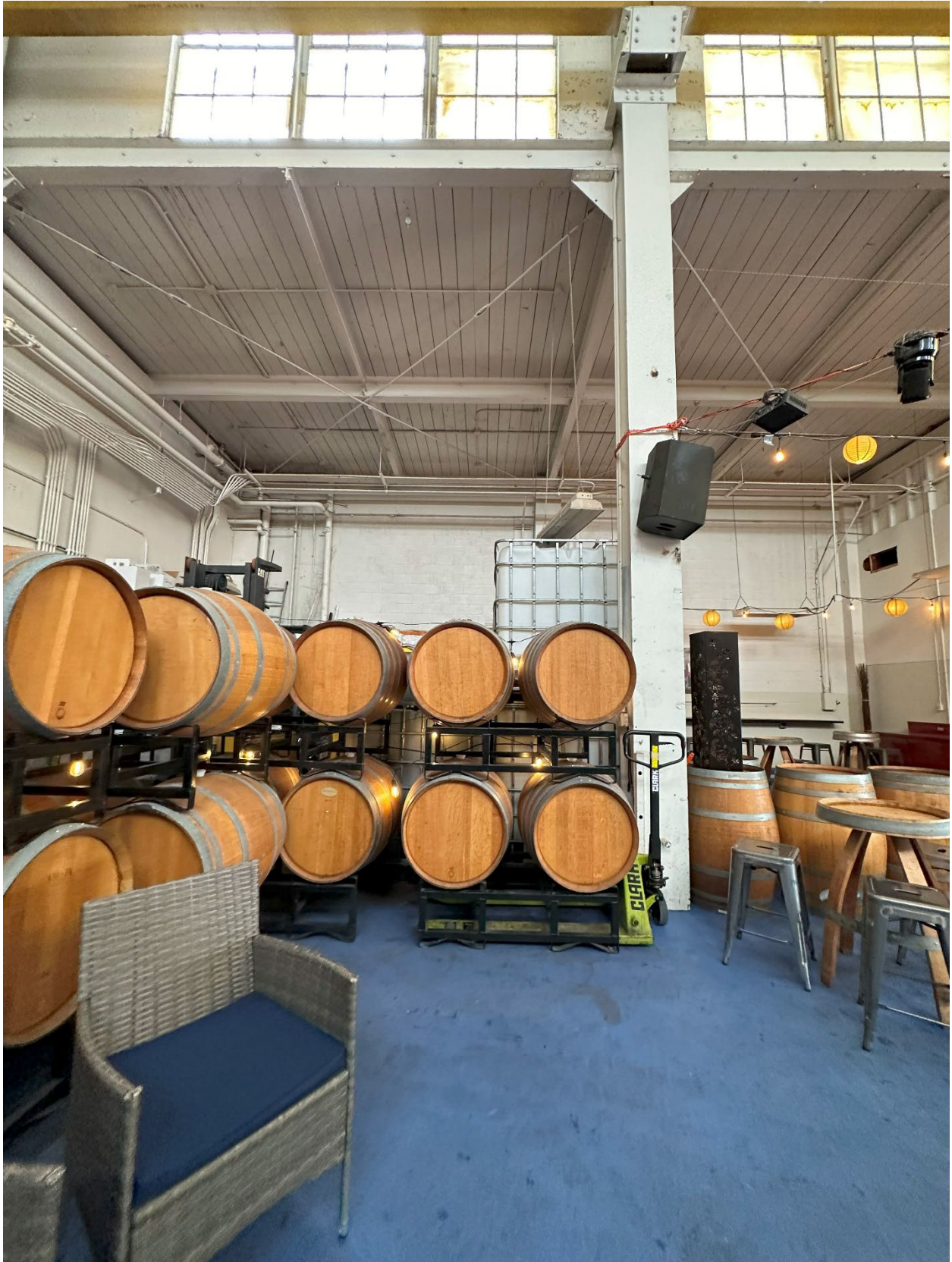
Non- Compliant Tenant Space 2440-24



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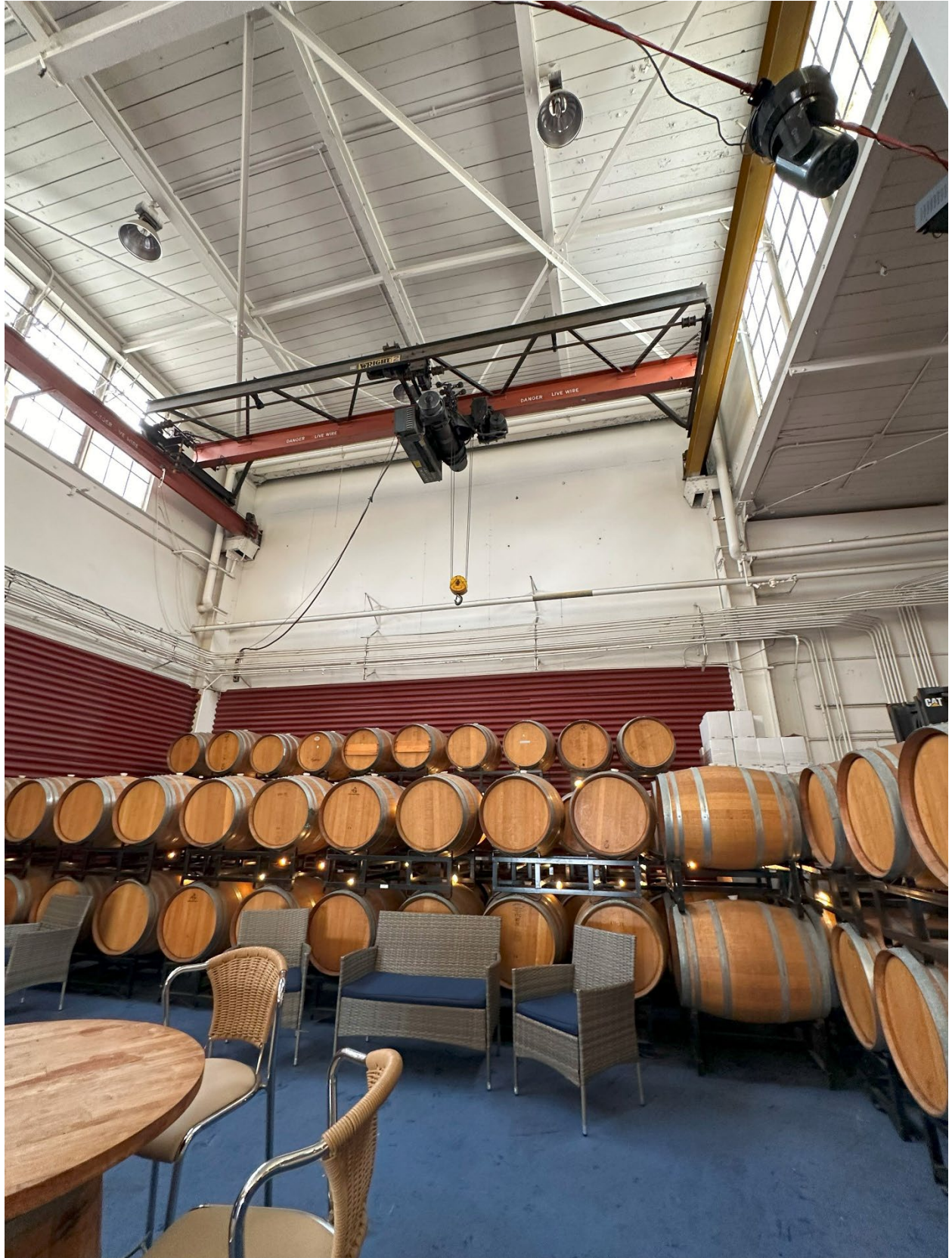






Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





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2440-24





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23

Non-compliant mezzanine stairs and guard railing 2440-7





Non-compliant mezzanine stairs and guard railing 2440-7





Non-compliant mezzanine stairs and guard railing 2440-7





Non-compliant mezzanine stairs and guard railing 2440-7





Non-compliant mezzanine stairs and guard railing 2440-7



Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26



Non-compliant mezzanine stairs and guard railing 2440-7





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Non- Compliant Tenant Space 2440-24



## Non- Compliant Tenant Space 2440-24



Non-compliant mezzanine stairs and guard railing 2440-7



## Non- Compliant Tenant Space 2440-24

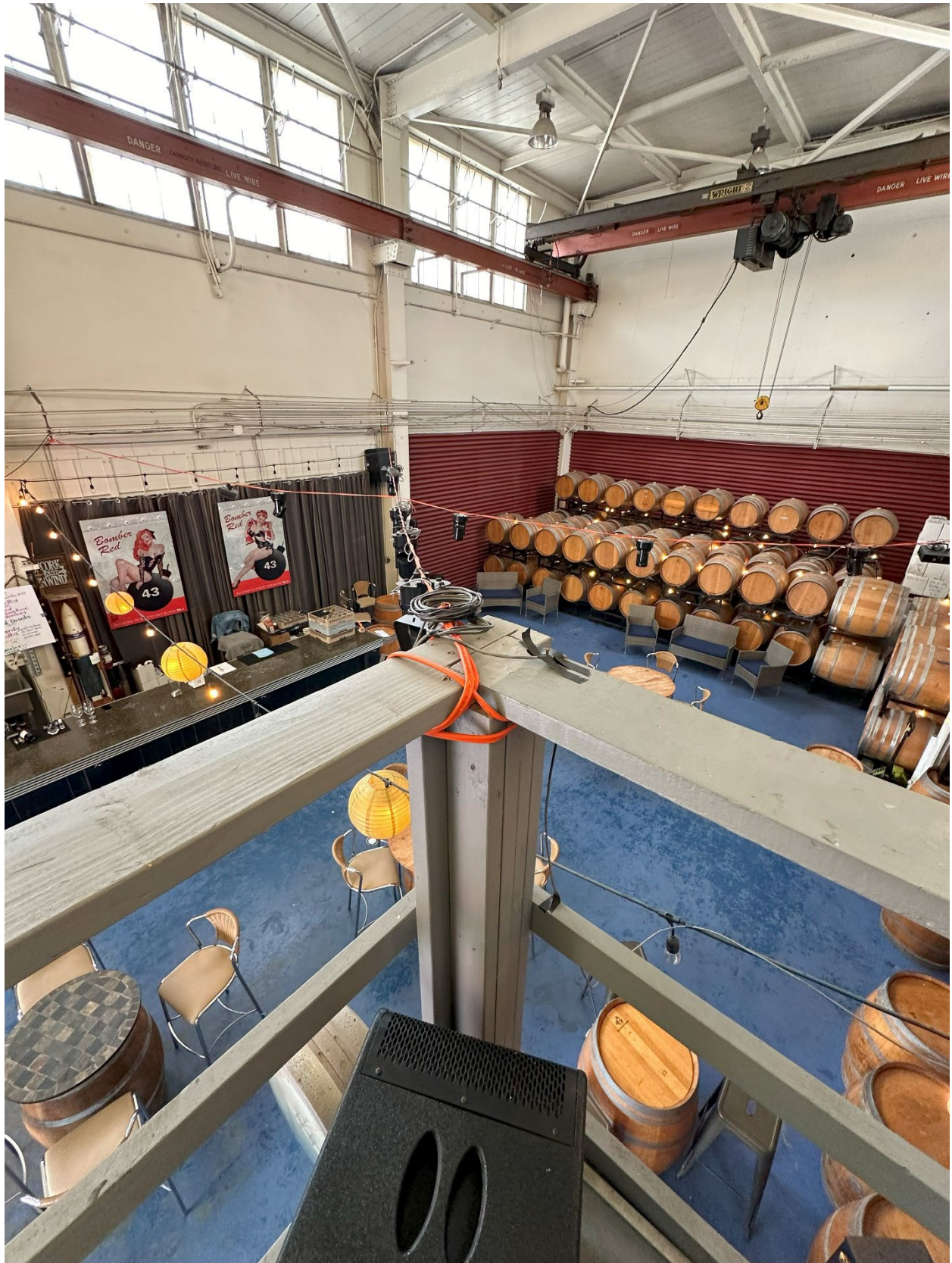


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Non-compliant mezzanine stairs and guard railing 2440-7



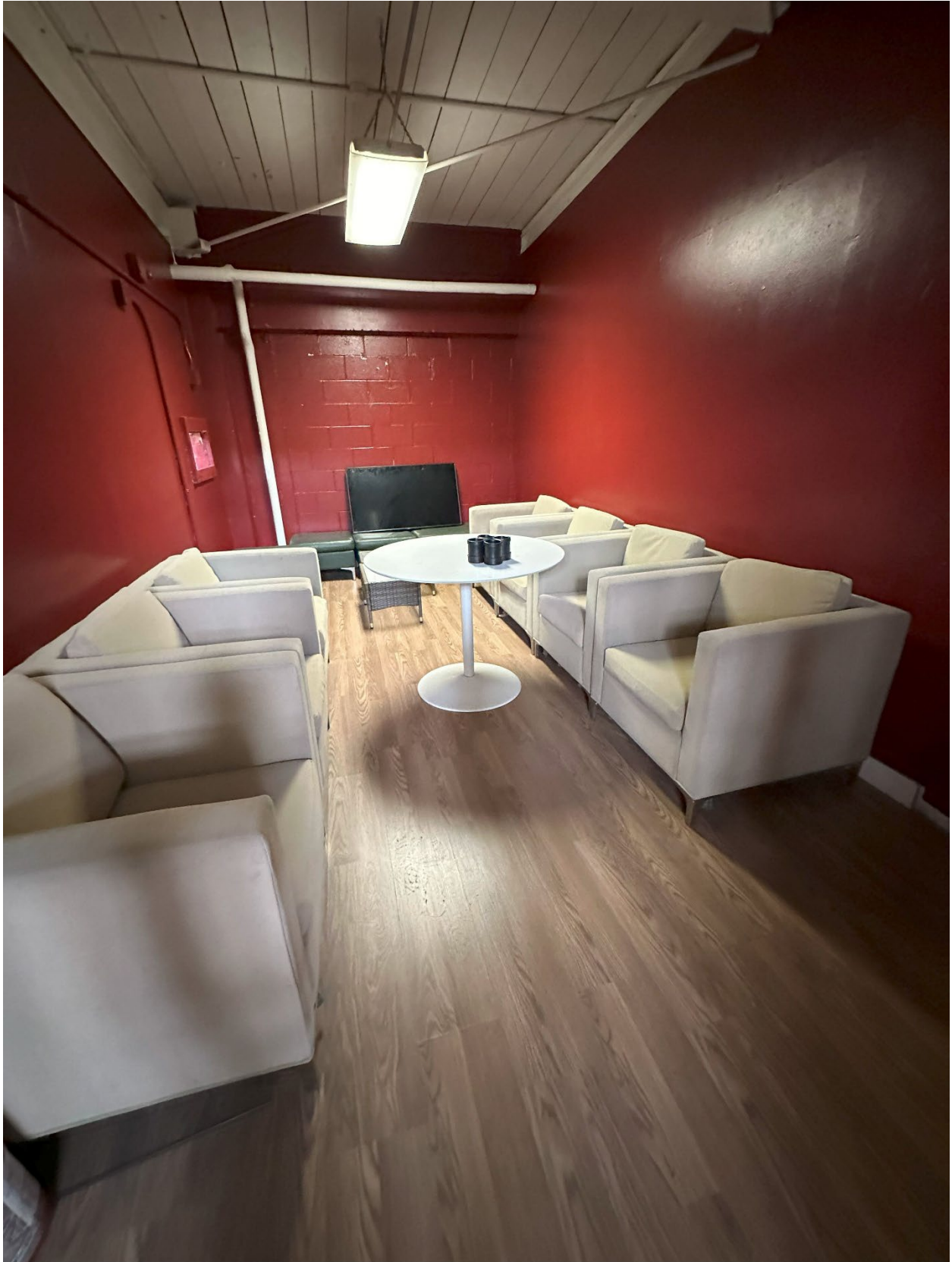
Interior electrical connections and lighting 2440-4



Non-compliant mezzanine stairs and guard railing 2440-7



Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23



Unpermitted use of the rooms and mezzanine 2440-6









Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23



## Interior electrical connections and lighting 2440-4



Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23



Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23



Falling Hazard, Windows not tempered, unlawful occupancy

Non- Compliant Tenant Space 2440-24





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Non- Compliant Tenant Space 2440-24





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23

Interior electrical connections and lighting 2440-4





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23

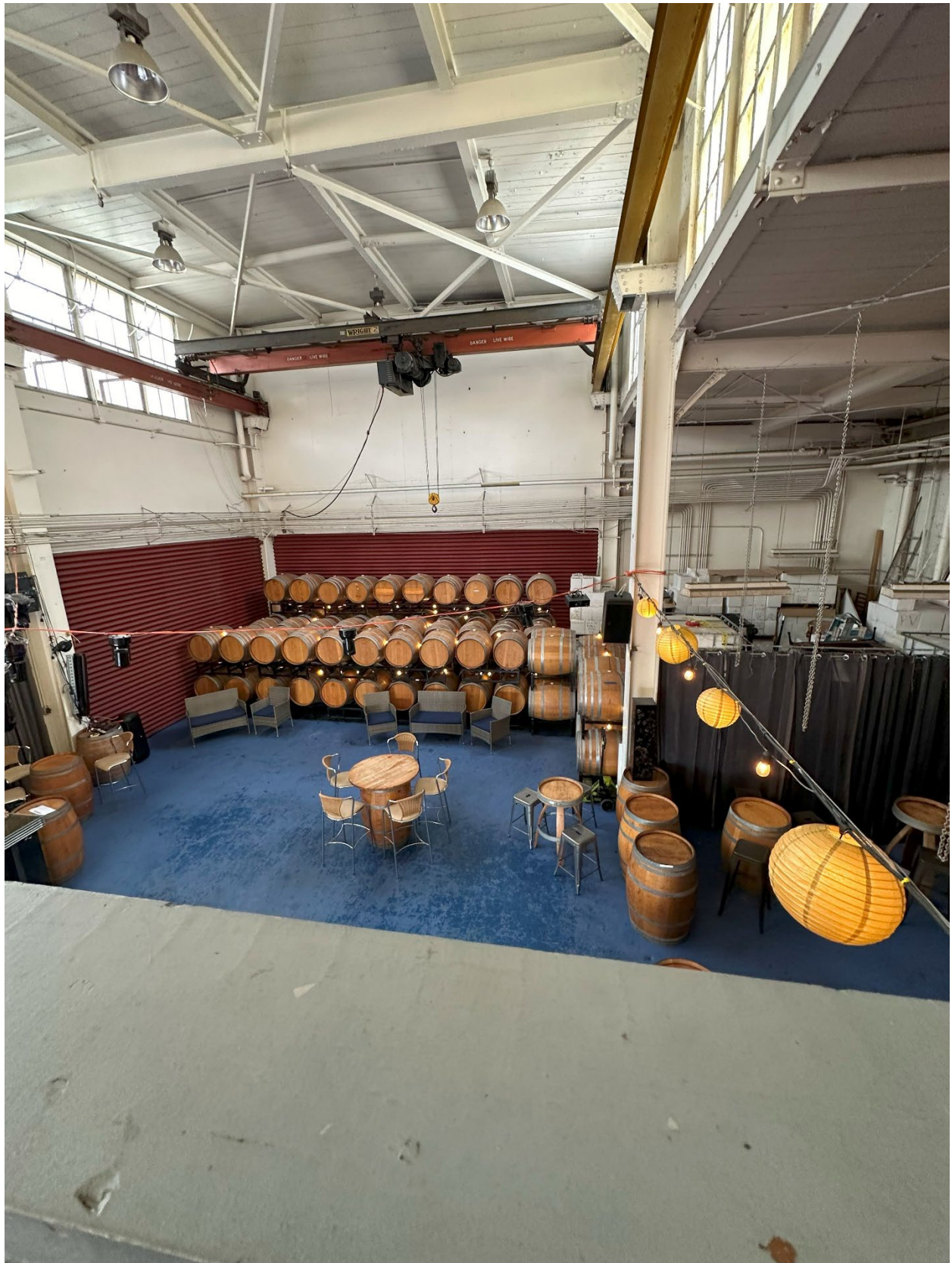


## Non- Compliant Tenant Space 2440-24



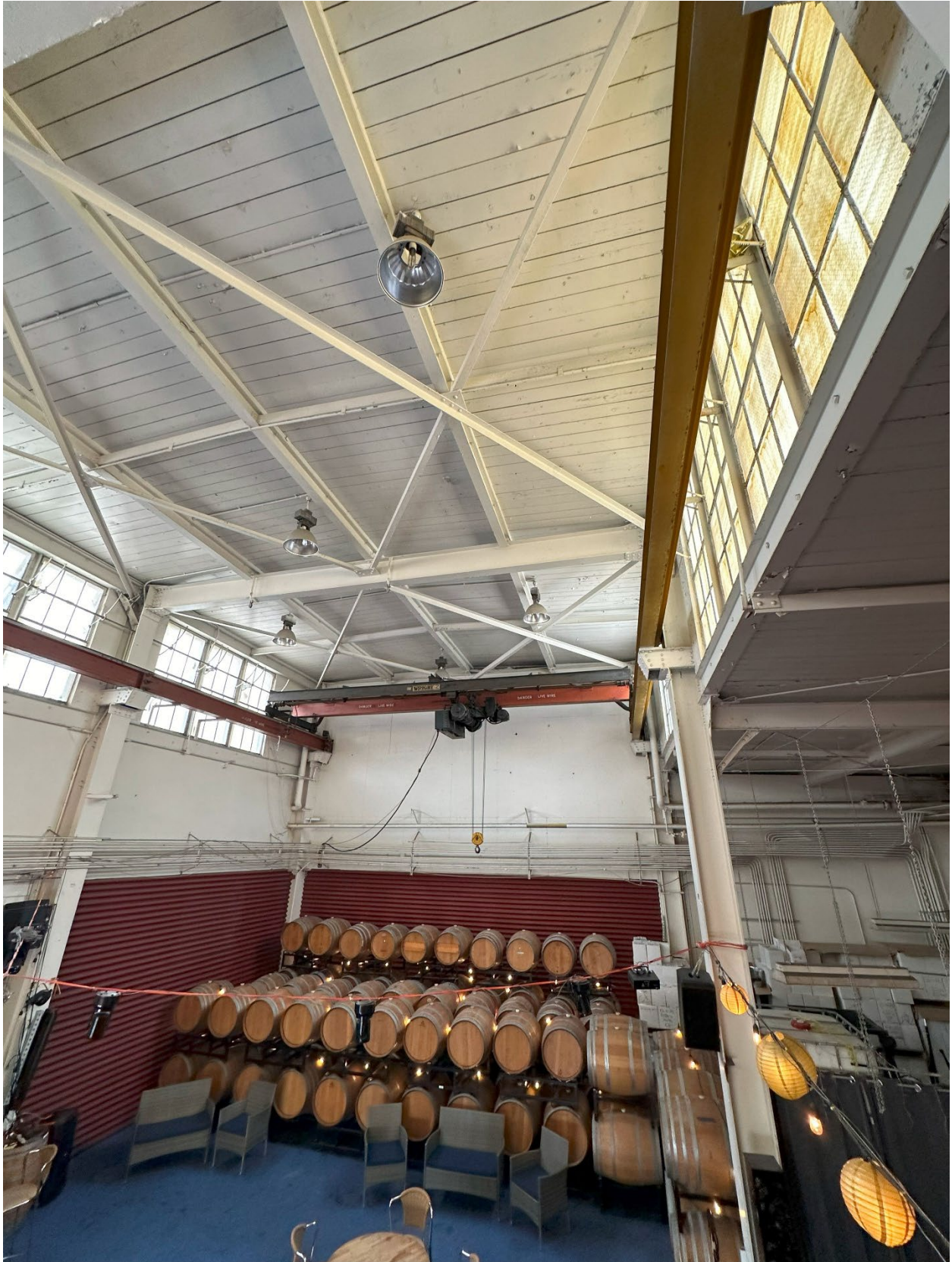


## Non- Compliant Tenant Space 2440-24





## Non- Compliant Tenant Space 2440-24







Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26



Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26



Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23

Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26



## Interior electrical connections and lighting 2440-4



## Non- Compliant Tenant Space 2440-24



Unpermitted Use of the Mezzanine Photos ID 2440-6,7, 21,22 & 23





Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26







Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Dangerous Guardrailing picture ID 2440-24





Dangerous Guardrailing picture ID 2440-24



Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26







Peeling paint on a pre-1978 building creating a potential lead hazard. 2440-26





Dangerous Stairs Picture ID 2440-22





Dangerous Stairs Picture ID 2440-22



Interior electrical connections and lighting 2440-4



Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24



Interior electrical connections and lighting 2440-4







Interior electrical connections and lighting 2440-4





Non- Compliant Tenant Space 2440-24



## Interior electrical connections and lighting 2440-4



## Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





Non compliant single user restroom 2440-18



Non compliant single user restroom 2440-18







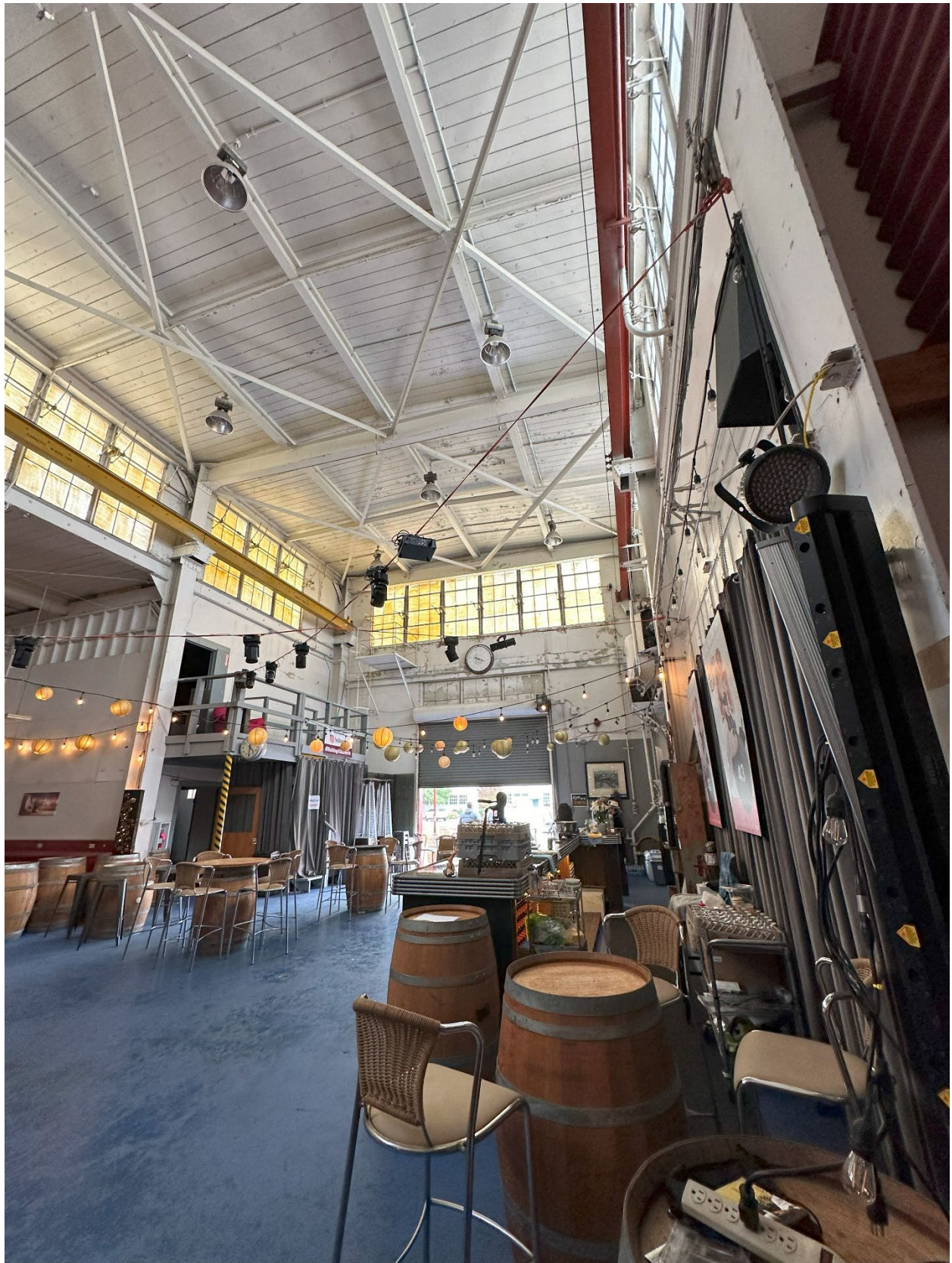
Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24



## Non- Compliant Tenant Space 2440-24



Interior electrical connections and lighting 2440-4



Non compliant exit Picture ID 2440-8,9,10 & 11









Non compliant exit Picture ID 2440-8,9,10 & 11





Non compliant exit Picture ID 2440-8,9,10 & 11





## Unpermitted dishwashing machine 2440-2







Unpermitted washing sink in the kitchen/Storage area 2440-1





Unpermitted washing sink in the kitchen/Storage area 2440-1





Unpermitted washing sink in the kitchen/Storage area 2440-1





Non compliant exit Picture ID 2440-8,9,10 & 11



Non compliant exit Picture ID 2440-8,9,10 & 11



2440-1 Unpermitted washing sink in the kitchen/Storage area





Unpermitted dishwashing machine 2440-2





Non- Compliant Tenant Space 2440-24





Not Accessible for People with Disabilities 2440-14





Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





Non- Compliant Tenant Space 2440-24





## Not Accessible for People with Disabilities 2440-14

The facility is not equipped with the minimum plumbing fixtures for the current use and occupancy. 2440-25



## Exterior electrical connections and lighting 2440-3





## Exterior electrical connections and lighting 2440-3





## Exterior electrical connections and lighting 2440-3







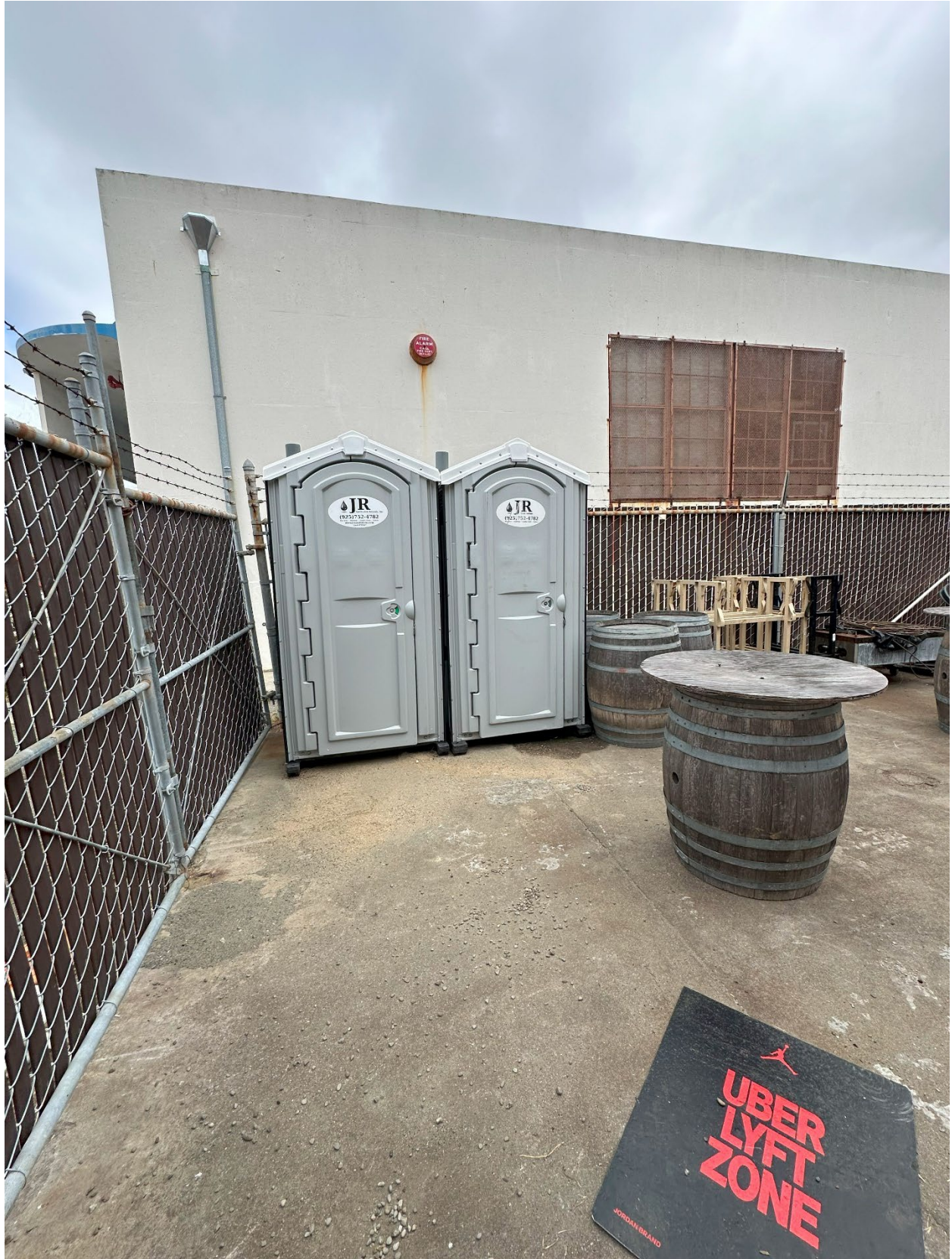
Unmaintained Area





The facility is not equipped with the minimum plumbing fixtures for the current use and occupancy. 2440-25





The facility is not equipped with the minimum plumbing fixtures for the current use and occupancy. 2440-25





Outside Storage Area





Outside Storage Area





Outside Storage Area





Outside Storage Area





Outside Storage Area





Outside Storage Area





Outside Storage Area





Outside Storage Area





Outside Storage Area





The facility is not equipped with the minimum plumbing fixtures for the current use and occupancy. 2440-25





View of the outdoor seating area not accessible for people with disabilities, without adequate sanitation facilities, increased occupant load, etc.





Exterior electrical connections and lighting 2440-3



## Exterior electrical connections and lighting 2440-3







Exterior electrical connections and lighting 2440-3





Unmaintained gutter discharge





Unmaintained gutter dischargeunma





Unmaintained Area





Unmaintained Area





The door was removed but left on the floor obstructing the path. 2440-17





Storing outside the property





Storing outside the property





Unmaintained Area and possibly unpermitted electrical





Non compliant designated smoking area

Unmaintained Area





Unmaintained Area





Unmaintained Area





Unmaintained Area





The door was removed but left on the floor obstructing the path. 2440-17





Storing outside the property





Unmaintained Area





Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division





Exterior electrical connections and lighting 2440-3





Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division



## Unpermitted signage



Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division

Exterior electrical connections and lighting 2440-3



## Exterior electrical connections and lighting 2440-3



Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division





Not Accessible for People with Disabilities 2440-14



## Not Accessible for People with Disabilities 2440-14



Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division





Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division





Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division





Unpermitted lighting, shade structures and outdoor seating not approved by the Building Division