

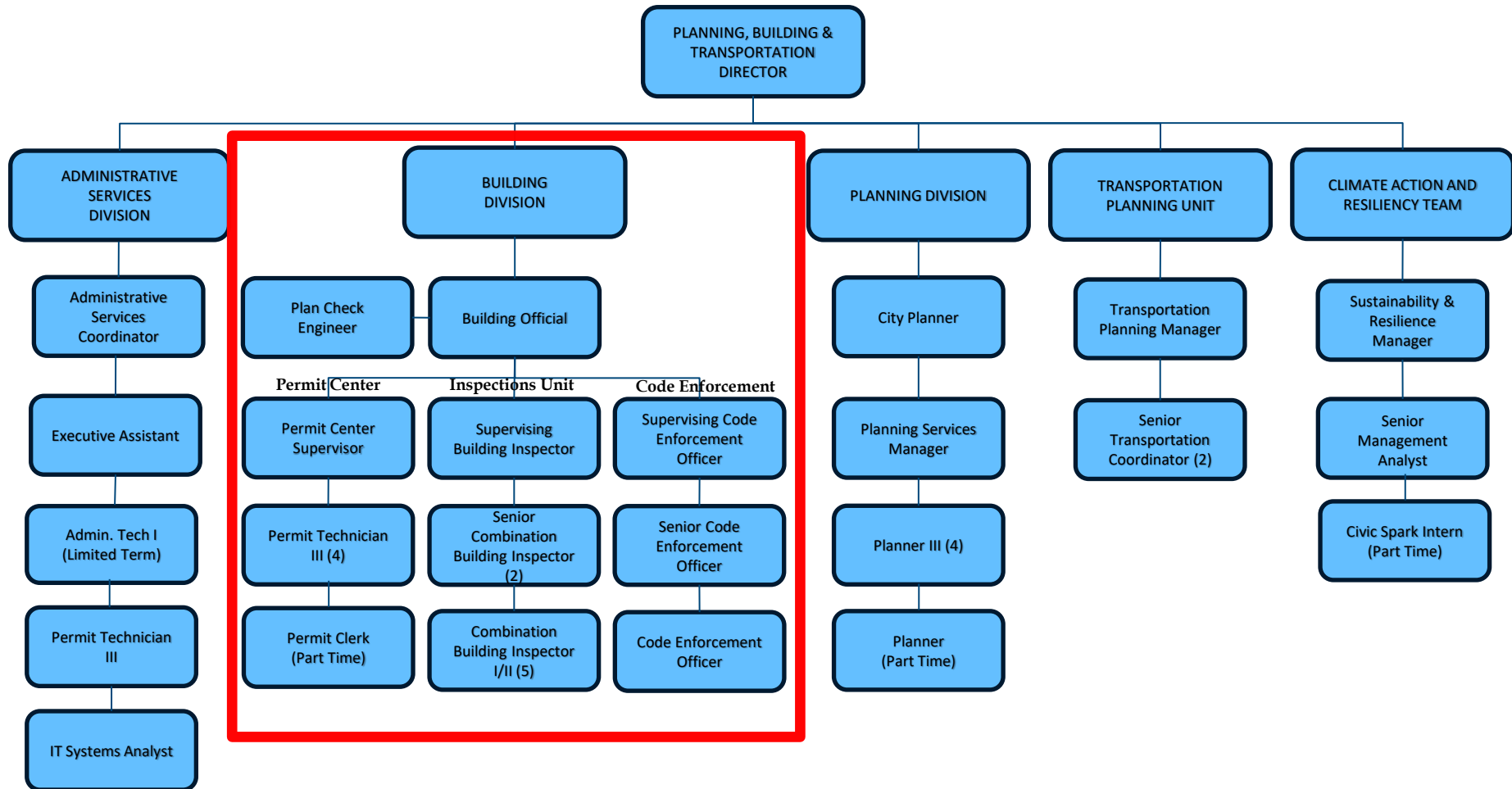


City of Alameda

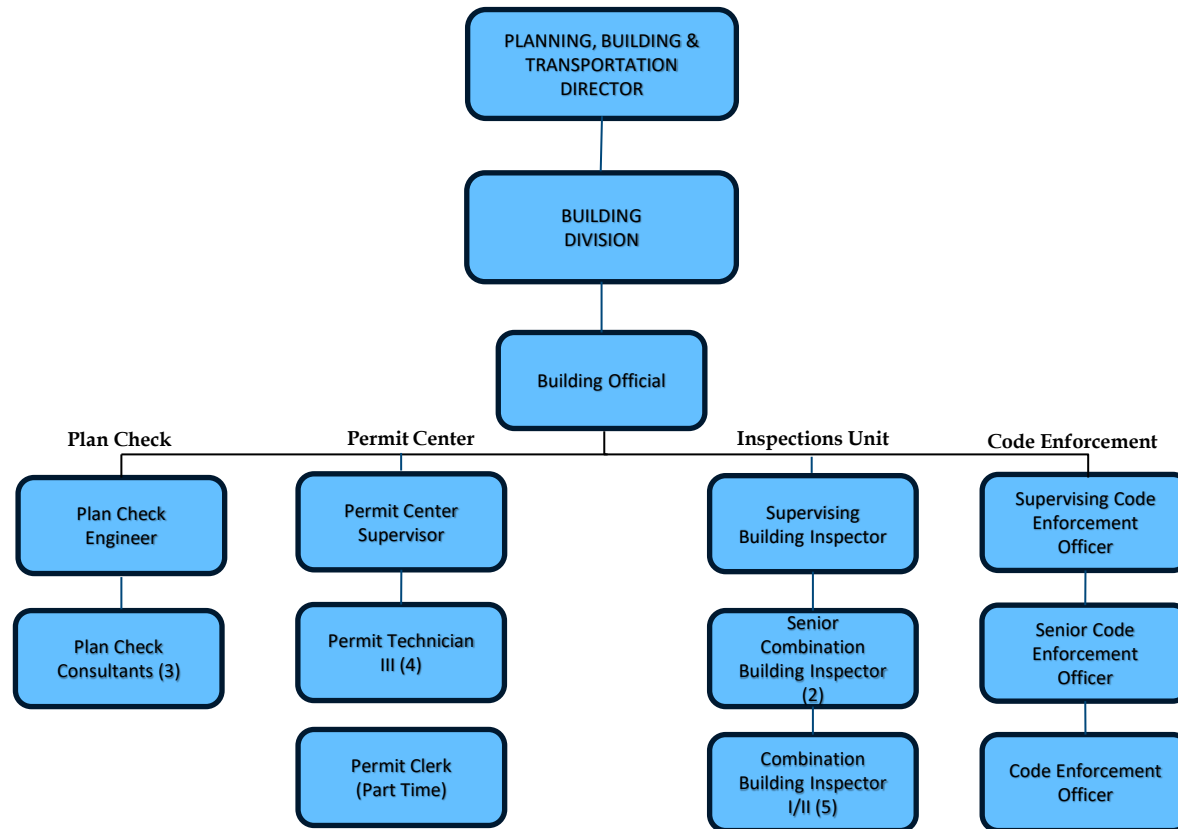
Building Division and Code Enforcement Program Update

City Council Meeting
January 7, 2025

2024-2025 PBT Department Org Chart



2024-2025 Building Division Org Chart





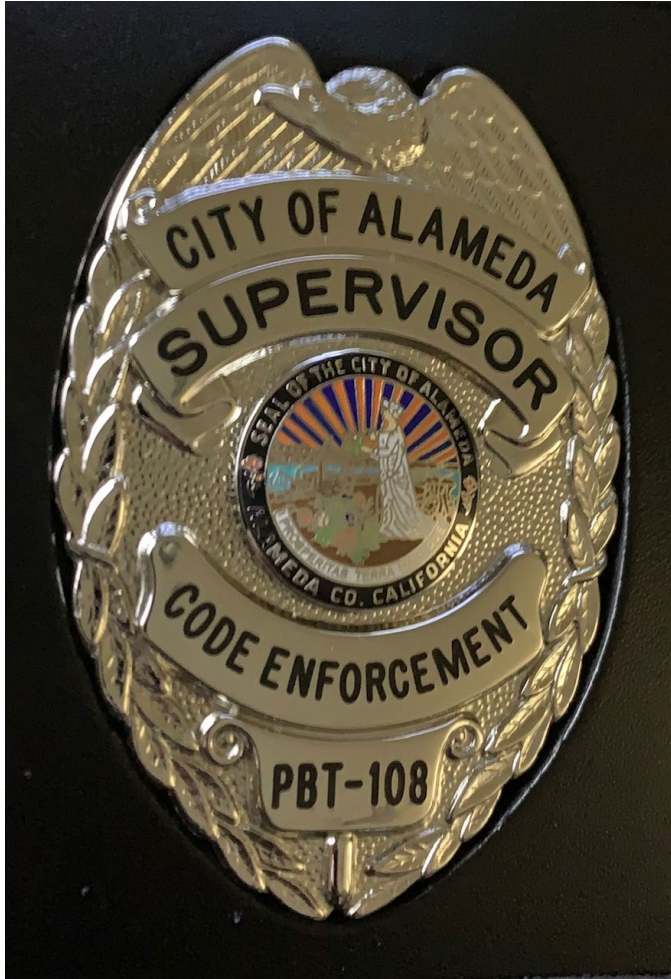
2024 Activity Summary


Permits Issued	4,400
Walk-In Customers Served	3,250
Phone Calls Received	5,270
Emails Received	17,300
Plan Reviews Completed	1,018
Inspections Performed	30,724
Code Enforcement Cases Opened	535
Code Enforcement Inspections Performed	1,024



Update of the Code Enforcement Program

Background



 CITY OF ALAMEDA
2263 SANTA CLARA AVE.
ALAMEDA, CA 94501
(510) 747-6800
AC 03725

Citation Date: _____ Time: _____ am/pm
An inspection of the premises located at _____

in the City Alameda revealed violations of the Alameda Municipal Code.
You are ordered to cease and correct the violations.

1st 2nd 3rd Citation
\$ _____ per count is payable if correction of violation(s) is
not completed within _____ hours/days pursuant to AMC 1-7.5

Case # _____
AMC Code Section(s) _____

Total Counts _____

Corrections Required: Refer to attached violation sheet

Responsible Party: _____
ID/CDL# _____
Mailing Address: _____

Received By: _____
 Refused to sign, served via personal service.

Signature of Enforcement Officer _____ ID# _____
 SERVED VIA CERTIFIED AND FIRST CLASS MAIL
Date: _____ **FILE COPY**

MCKELVEY PRINTING & GRAPHICS, LLC (925) 831-0340 M463488 (4/08)



A strong Code Enforcement Program thrives on:

- **Collaboration**
- **Support**
- **Responsiveness**
- **Innovation**
- **Funding**

Collaboration with Public Works



Streets project being obstructed by unpermitted storage on the public right of way



Our City Engineer deputized us to handle this issue in the ROW

Collaboration with Rent Program



People with children living in 2 storage sheds without restrooms and cooking facilities



Our Rent Program was able to arrange Tenant Relocation Assistance to the residents living in inhumane conditions.

The priority system, initially approved by City Council in 1999 and reconfirmed by City Council in 2020 as follows:

- **Highest Priority** (Response within 24 hours): Substandard/unsanitary housing, Dangerous buildings, Illegal housing units.
- **Medium Priority** (Response within 3 working days): Work without permits, Vacant buildings and fee assessment, Administrative building code violations, Abandoned/inoperable vehicles, Offensive or Discriminatory Graffiti, Gas leaf blowers
- **Low Priority** (Response within 5–10 working days): Signs, fence violations, litter, and front yard paving.
- **Secondary Priority** (Respond as staff is able to): Non-safety-related issues like Noise violations, Non-offensive or Non-discriminatory Graffiti and Weed abatement.



As a future enhancement of the program staff will be proposing a revised priority system for Council's consideration.

Urgent Priority (Response within 24 hours)

- **Life-Safety Issues:** Dangerous buildings, illegal housing units, and substandard conditions that pose immediate threats to health and safety.
- **Environmental Hazards:** Illegal release of hazardous materials or major environmental contamination incidents.
- **Urgent Graffiti Removal:** Offensive or harmful messages (e.g., hate speech).

High Priority (Response within 2–3 working days)

- **Work Without Permits:** Unauthorized construction activities.
- **Repeat or Escalated Violations:** Properties with a history of unresolved or recurring violations.
- **Noise and Air Quality Complaints:** Significant violations that affect community health.



Medium Priority (Response within 5 working days)

- **Community Nuisances:** Abandoned vehicles, general graffiti, and administrative code violations not requiring immediate attention.
- **Minor Safety Concerns:** Fence or retaining wall violations that do not pose immediate danger.
- **Litter and Waste Complaints:** Issues affecting public areas or neighborhood cleanliness.

Low Priority (Response within 7–10 working days)

- **Aesthetic Issues:** Non-safety-related fence violations, overgrown weeds, or front yard paving concerns.
- **Non-Urgent Noise Complaints:** Occasional noise complaints that are non-repetitive or occur during allowable hours.


Secondary Priority (Response as Resources Allow)

- **Educational Outreach Cases:** Providing resources or warnings for first-time violations, such as leaf blower usage or unpermitted signage.
- **Non-Immediate Community Nuisances:** Lesser-impact complaints such as minor weed abatement.

Innovation Delivering Expeditious Results



CASE NUMBER: **X24-0925**

 City Of Alameda
Code Enforcement Division
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501
(510) 747-6845

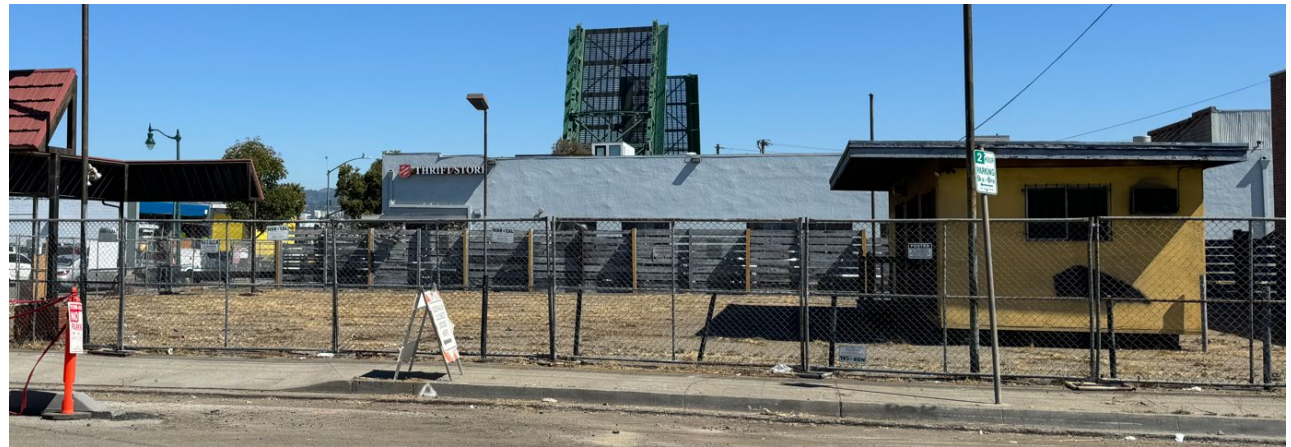
NOTICE OF VIOLATION
Inspection Notice
1900 Park St
PROPERTY LOCATION

Weeds/Overgrown Vegetation Graffiti
 Gas Powered Leaf Blower Inoperable Vehicles
 Smoking Tobacco Ordinance Junk/ Debris (Private/Public)
 Fence Height Violation Other: _____

ADDITIONAL VIOLATION(S):

An inspection was performed by the Code Enforcement Officer listed below. Violation(s) of the Alameda Municipal Code noted above have been observed. Please respond to this notification within **10** days. If you have any questions, please contact Code Enforcement Division at (510) 747-6845.
Monday - Thursday 8:30 am - 3:30 pm.

City of Alameda California
Jose Luis Larios
Senior Code Enforcement Officer
Division: Building & Transportation Department

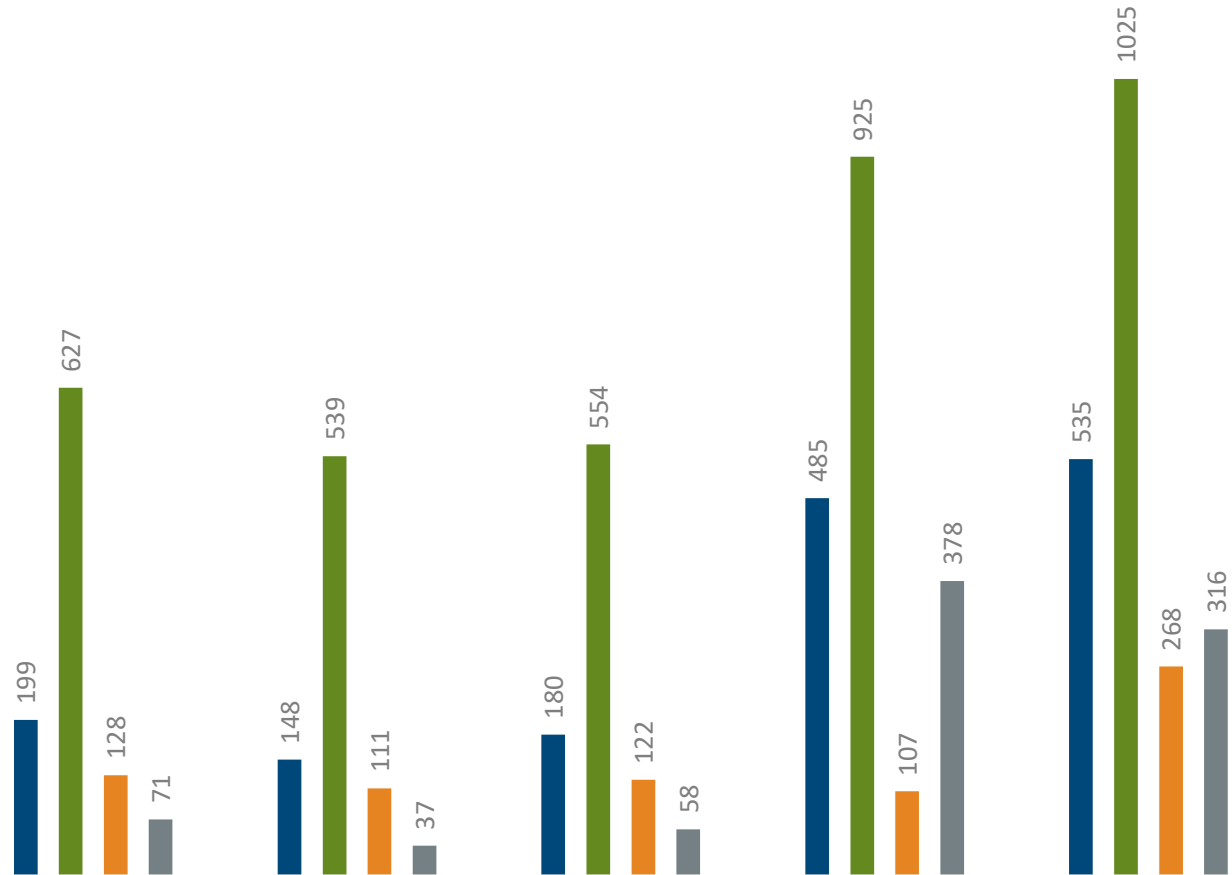




Staff estimates that the current ratio of building-related to non-building-related cases now average 50:50. Given this shift, staff is considering making a funding request of the General Fund as part of the upcoming biennial budget to help offset the budget impact of the growing number of non-Building code cases attributable to new quality of life policies.

Non-building related code cases	count
Gas Leaf Blowers	147
Graffiti	34
Weeds	42
Trash	17
Retaining Walls	1
Hedges and Fences	18
Lead Paint	8
Public Nuisance	49
Building Code Violation	218
Total cases for 2024	535

Code Enforcement 5-Year Case Load Summary



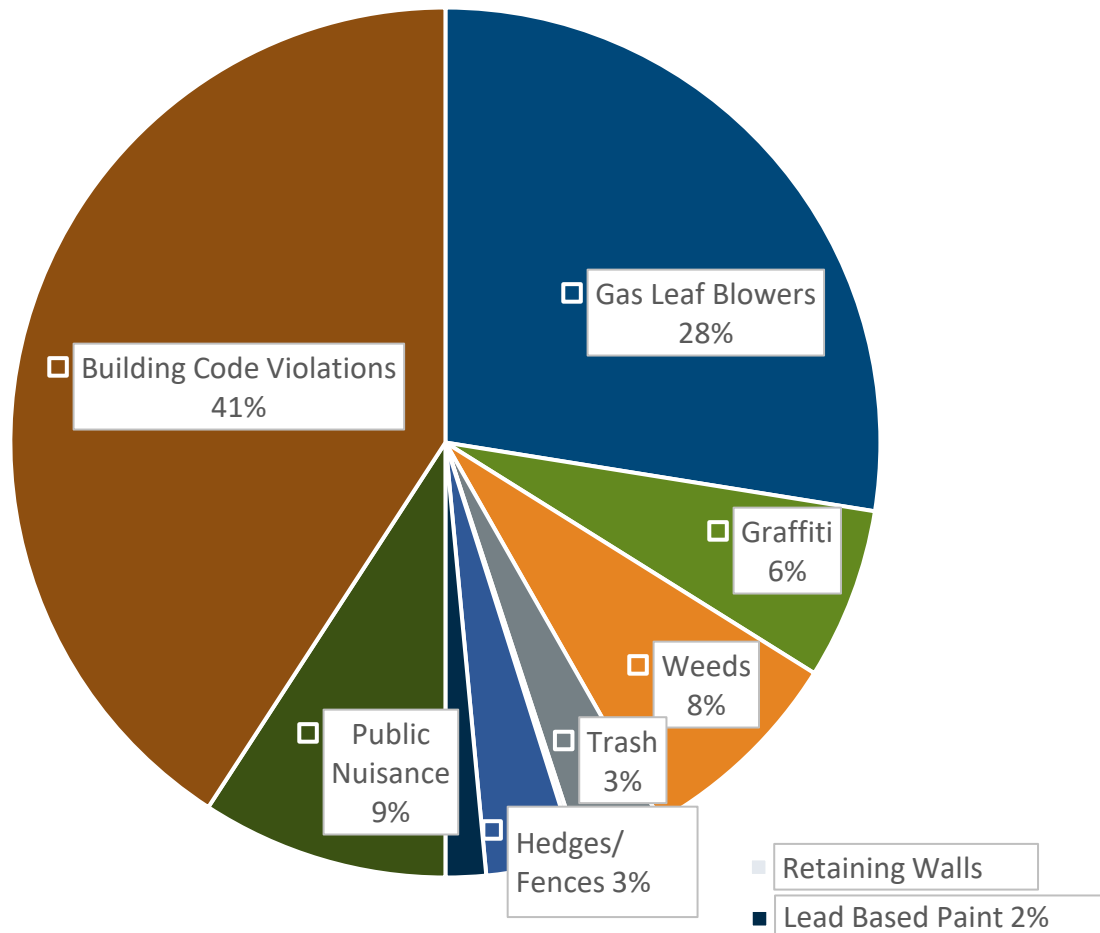
	2020	2021	2022	2023	2024
■ Number of Cases	199	148	180	485	535
■ Number of Inspections Performed	627	539	554	925	1025
■ Building Code Violations	128	111	122	107	268
■ Quality of Life Issues	71	37	58	378	316



Exhibit 3 - 2024 Code Enforcement Cases By Type

Supported by Permit and Enforcement Fees

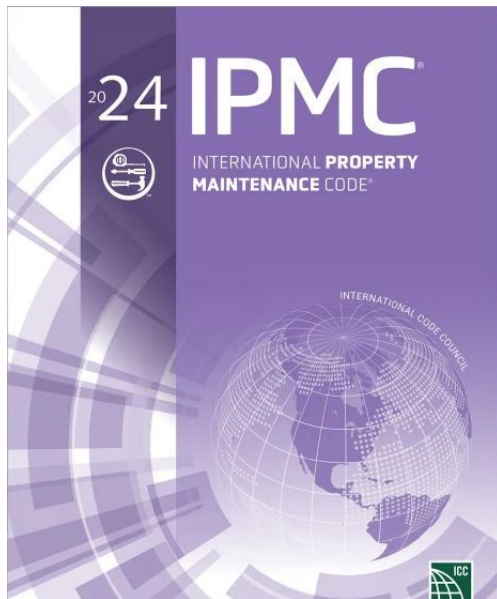
Supported by General Fund



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Building Permit Fees: Staff has identified some fees, like those for residential seismic upgrades, as being too high and potentially deterring critical safety improvements. The study will also reassess staff time assumptions to reflect current practices and process improvements.





- With sufficient funding for Code Enforcement, the Department plans to implement the following actions in its 2025 Work Plan to further enhance the Code Enforcement Program:
- Adoption of the International Property Maintenance Code (IPMC)
- Revise the Code Enforcement Priorities
- Establish a Code Enforcement Abatement Fund
- Enhance Disaster Response
- Provide additional enforcement for the Tobacco Licensing Program



Accept this update on the City's Code Enforcement Program and provide comments.



- A code enforcement program thrives with the support of the Council, City Manager, City Attorney, and various departments, including Police, Fire, Public Works, BRED, Planning, as well as outside agencies and community members.



Questions

