



CITY OF OAKLAND-PLANNING AND BUILDING DEPARTMENT

Bureau of Building, Code Enforcement Services - 250 Frank H. Ogawa Plaza Ste., 2340, Oakland, California 94612

bbcode-inspect@oaklandca.gov

(510) 238-3381

Blight Abatement Performance Specifications

Clean Lot

Vegetation	Household Garbage
Offal	Recyclables
Fecal matter	Containers
Rubble	Personal effects
Ashes	

- Debris shall be cleared from the parcel, transported from the work site, disposed of in an approved manner.
- Ground vegetation (weeds/grass/vines/etc) shall be removed to within 4 inches of the ground surface.
- Shrubbery shall be shaped to re-establish the natural growth habit of the foliage crown.
- Approved mechanical methods shall be used exclusively (herbicides/incineration, discing etc. prohibited)
- Parcel number shall be stenciled (4" high) in contrasting color paint on curb face.

Clean Premises

All Offal	Fecal matter
Rubble	Glass shards
Ashes	Household garbage
Recyclables	Containers

- Abandoned or disassembled furniture/appliances/fixtures/equipment/tires/machinery, personal effects and debris shall be cleared ("broomed clean") from the premises, transported from the work site, and disposed of in an approved manner.
- Fixture traps (washer, sink, bathtub/shower, toilet, floor drain, etc.) shall be primed with water and one ounce (1 oz.) of non-vegetable cooking oil.
- Water Heater shall be drained.
- Appliance and fixture flow control valves shall be "closed".
- Overcurrent Protection breakers shall be "Off".
- Open water, gas and waste lines shall be capped.

Secure Premises

- all exterior openings (floor, wall, roof) within 10 feet vertically of the adjoining ground or within 6 feet vertically or horizontally of a stair or landing which provide access to the interior of the premises or basement or underfloor area shall be completely covered with plywood. Glazing shall be preserved intact.
- Plywood shall be new and:
 - exterior glue
 - 0.75 inch nominal thickness
 - A/C surface finishes (smoother surface exposed to the exterior)
 - painted on the exterior with neutral colored water-based exterior latex
- Plywood shall fit tightly into openings and shall be secured in place with:
 - 0.5 inch (1/2") diameter galvanized carriage bolts, washers, and nuts spaced not more than thirty-six inches apart and installed through
 - wood "strongbacks" on the interior of the opening
- "Strongbacks" shall be new wood and:
 - spanned completely across the opening
 - 2"x4" nominal cross-sectional dimension

INITIALS

- spaced not more than 48 inches apart
- within 12 inches of the top and bottom of the opening

▪Coverings shall be secured with nails, screws, or similar fasteners.

▪Coverings for main entry doors shall be secured with two new recessed hinges (tamper-resistant pins) and one new 3 inch hasp with padlock (Master-3NKA, 2 keys).

Paint Premises

▪exterior surfaces shall include rainwater gutters/downspouts, railings/handrails, trim, cornices, corbels, roof projections, stairs/landings/supports, window sash, doors, plywood coverings for openings, masonry, stucco, wood, piping, conduits, vents, and flashing and shall be:

- reattached and refastened to the structure where loose.
- free of loose paint, stain, corrosion, oil, and other residual deleterious materials to provide a sound substrate for application of new paint.
- painted fully and evenly with a prime coat layer and a finish coat layer of neutral colored water-based exterior latex.

▪utility meters, control valves, glazing, and door/window hardware shall not be painted.

▪lead-based paint (LBP) shall be encapsulated with an additional layer of latex paint.

▪loose LBP (peeling, flaking) shall be abated in accordance with the City’s “Public Works Master Specification for asbestos and lead based paint abatement” (Section 02070) by workers who have received hazardous contamination training, including respiratory protection, exposure monitoring (worker & Public P.E.L.), medical surveillance, and engineering controls.’

Demolition

▪structures shall be razed to grade and foundations, septic tanks, pools, retaining walls, basement walls, underground piping and fixtures, etc. shall be removed.

▪pilings shall be removed to a depth of 12 inches below the ground surface.

▪serving utilities shall be terminated/abandoned in accordance with public utility and City regulations

- all surface vegetation
- household garbage
- abandoned or disassembled furniture/appliances/fixtures/equipment/tires/machinery/etc.
- personal effects, and debris shall be cleared from the parcel, transported from the work site, and disposed in an approved manner.
- mounds/depressions/holes/excavations shall be leveled.
- imported earth shall be certified “clean”.
- ground surface shall be compacted and graded to conform with the existing surface contours and to convey surface waters to the public right-of-way.
- parcel number shall be stenciled 4” high in contrasting color paint on curb face.

- offal
- recyclables
- fecal matter
- containers
- rubble
- containers
- ashes

Perimeter Fencing

▪galvanized chain link fencing shall conform with the requirements of the current editions of the APWA “Standard Specifications For Public Works Construction”, City modifications thereto, and City Public Works Standard Detail M-2 and shall be 72 inches (72”) fabric height with knuckle top edge, pipe posts, and pipe braces.

Sanitary Sewer/Storm Drain Lateral

▪Abandonment of utilities in the public right-of-way shall conform with the requirements of the current edition of the APWA ‘Standard Specifications For Public Works Construction’ and City modifications thereto.

INITIALS

Sidewalk/Curb/Gutter/Driveway Approach

- Repairs and replacement of surface improvements in the public right-of-way shall conform with the requirements of the current editions of the APWA “Standard Specifications For Public Works Construction: City modifications thereto, and City Public Works Standard Detail S-1.
 - Abandonment of water wells shall conform with the requirements of the Alameda County Department of Environmental Health.
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Pool/Fountain

- Contiguous above-ground appurtenances (statuary, font, walls, diving board, railing, etc.), surface paving (pool deck, mow strip, etc. and below-grade walls/lining/footings shall be removed to a depth of 6 inches below the adjoining ground surface.
- Pool/fountain bottom shall be partially demolished (core drill, pneumatic hammer, etc.) to preclude the entrapment of water.
- depressions/holes shall be filled with imported earth (certified “clean”) and compacted.
- serving utilities shall be terminated in an approved manner.

Underground Storage Tank (UST)

Hazardous Material

INITIALS