

Oakland Municipal Code

Section 15.04.1.130

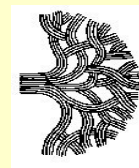
A. Scope. It is unlawful for any person, group of persons, firm, partnership, company or Corporation to erect, construct, enlarge, alter, repair, move, improve, convert, or demolish, equip, use, occupy or maintain any building or structure, or plumbing mechanical, or electrical system, component, or equipment in the city or cause the same to be done contrary to or in violation of any of the provisions of this code or other relevant ordinance, rule, or regulation.

B. Remuneration. In addition to the penalties provided by law, a violator shall be liable for such costs, expenses, disbursements, and attorney's fees paid or incurred by the city or any of its officials, officers, representatives, employees, agents, volunteers, vendors, or third-party contractors in correction, abatement, and prosecution of the violation.



City of Oakland, Bureau of Building
250 Frank Ogawa Plaza
2nd Floor
Oakland, CA 94612
Bbcode--inspect@oaklandca.gov
Address Correction Required

For more information
about Stop Work,
scan code with your
Smartphone



Stop Work Notice

City of Oakland



Inspection Services

Phone: 510-238-3891 (Permit Center)
Phone: 510-238-3444 (Scheduling)
Phone: 510-238-3381 (Private Property Complaint)
Phone: 510-238-4774 (Cashiering)

Online Permits: <https://aca-prod.accela.com/oakland/www.oaklandca.gov/topics/stop-work-procedure>



Permits

The City of Oakland's Planning and Building Department, Permit Center provides online permitting, certain public counter services including; permit and reference services regarding local and state code requirements related to the design.

Building Inspectors issue a **STOP WORK ORDER** after receiving complaints OR as they perform their duties. To assist with our efforts to ensure Municipal Code standards are met, the following summary of permit information should help you determine:

- Do I Need a Permit?
- When is a Permit Not Required?
- What to do if you receive a Stop Work Order.
- How to Apply for Permits?
- How long is a permit active?

What needs a permit?

EXAMPLES OF WORK NEEDING A PERMIT:

- **New building construction.**
- **Room additions and building alterations.**
- **Structural repairs and replacement (eg; Foundation repairs, decks, stairs, dry-rot repairs, repairing or replacing structural members, retrofits)**
- **Renovations (E.g., kitchen remodeling, bathroom remodeling, changes to the layout of the building without structural work)**
- **Electrical systems upgrades, repairs, and installation**
- **Plumbing systems upgrades, repairs, and installation**
- **Mechanical systems upgrade, repairs, and installation**
- **Disturbing exterior or interior paint on a pre-1978 building**

Emergency repairs may be conducted without a permit but will need to apply for a permit next working day.

Building Permit Not Required

The following are examples of minor projects that do not require a building permit: *

1. **One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area *does not exceed* 120 square feet (11.15 m²). *It is permissible that these structures still be regulated by* Section 710A, *despite exemption from* permit.**
2. **Fences not over 7 feet (2134 mm) high.**
3. **Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.**
4. **Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.**
5. **Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.**
6. **Installing cabinets, counter tops and similar finish work.**
7. **Temporary motion picture, television and theater stage sets and scenery.**
8. **Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.**
9. **Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.**
10. **Swings and other playground equipment accessory to detached one- and two-family dwellings.**
11. **Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.**
12. **Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.**
13. **Decks* not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.*-Decks or platforms attached to a structure require permits.**
14. **Exterior stairs that are no greater than 30" above grade, are not a part of a required egress, or are attached to a structure.**

For further questions, please use the Permit Questions Portal: <https://www.oaklandca.gov/services/permit-questions>

Additional minor improvements typically **not** needing a permit:

- installing draperies or blinds
- installing carpeting or resilient floor covering
- building store fixtures (display cases) not taller than five feet
- building uncovered concrete patios
- replacing electrical outlets and light switches
- replacing a faucet, toilet, shower head
- replacing an HVAC filter, duct cleaning

These examples are only some of the exempted projects which are listed in various code books. Not all exempted projects have been included. Check the city website: www.oaklandca.gov/departments/planning-and-building

*Depending upon the project, other permits or approvals (e.g., planning approval, special activities permits, etc.) may be required.

What To Do If You Receive a Stop Work Notice

www.oaklandca.gov/topics/stop-work-procedure

Permitted Work: Work that does not conform with Approved plans. Please go to the website below for submittal of Revisions and in the description note: **Revision Stop-Work**
www.oaklandca.gov/resources/how-to-submit-a-zoning-or-building-revision-for-your-permitted-building-project.

Site Management: Work that does not conform to Conditions of Approval and/or City ordinances or regulations, including Best Management Practices, Lead Based Paint. Project must correct violations and maintain site.

Unpermitted Work: Register on the online portal: <https://aca-prod.accela.com/oakland> and apply for the appropriate permit. In the description note: **Stop Work Order Issued.**

The final part of the permit application process is the payment of all required assessments and fees.

STOP WORK ORDER PENALTIES:

ALL **Stop Work Orders** issued shall be assessed an enforcement fee and are subject to additional administrative charges and penalties.

Permit fees may be assessed at two (2x) or more for permits originated because of a **STOP WORK ORDER issued due to unpermitted work**. The assessment of two (2x) or more permit fees is in addition to Stop Work fees.

How To Apply for Permits

Permits are issued Online and in person for certain minor types. Office Hours are:

In Person Walk-in Services:

Monday- 9:00 a.m. to 3:00 p.m.

Wednesday- 10:00 a.m. - 2:00 p.m.

Scheduled appointments:

Tuesday and Thursday- 9:00 a.m. - 4:00 p.m.

How long is a Permit Active?

Upon permit issuance, a permit is active for 180 days as long as project obtains inspections within six months and pass their inspections. Permits expire after 730 days. The Permittee may request an extension for an additional 180 days, subject to extension rules and applicable fees.