



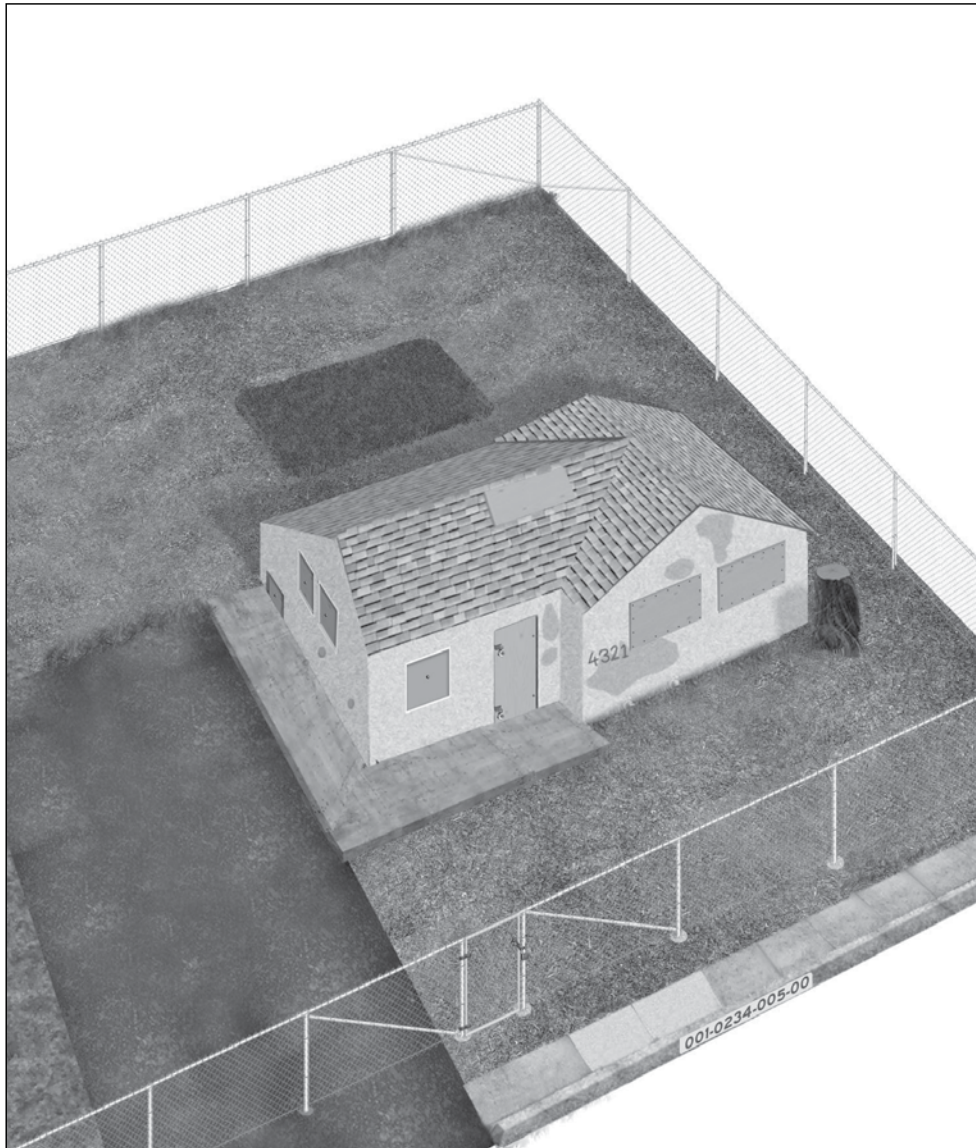
CITY OF OAKLAND BUILDING SERVICES DIVISION



BLIGHT ABATEMENT & DEMOLITION PERFORMANCE SPECIFICATIONS

354-47.5 (rev 09/03)

CLEAN LOT OR YARD



Lot or yard cleaned & secured to Blight Abatement Performance Specifications

CLEAN LOT OR YARD

- | | |
|----------------|---------------------|
| ◇ 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 no higher than 4 inches above the ground surface.
- ☐ Lot frontage shall be fenced and gated.
- ☐ Parcel number shall be stenciled 4" high in contrasting color paint on curb face.
- ☐ Abandoned or disassembled furniture/appliances/fixtures/equipment/personal property/tires/machinery/etc. shall be removed.
- ☐ Debris shall be cleared from the parcel, transported from the work site, and disposed in an approved manner.

PAINT BUILDING

- ☐ 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.
- ☐ 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.'
- ☐ All graffiti shall be painted over.

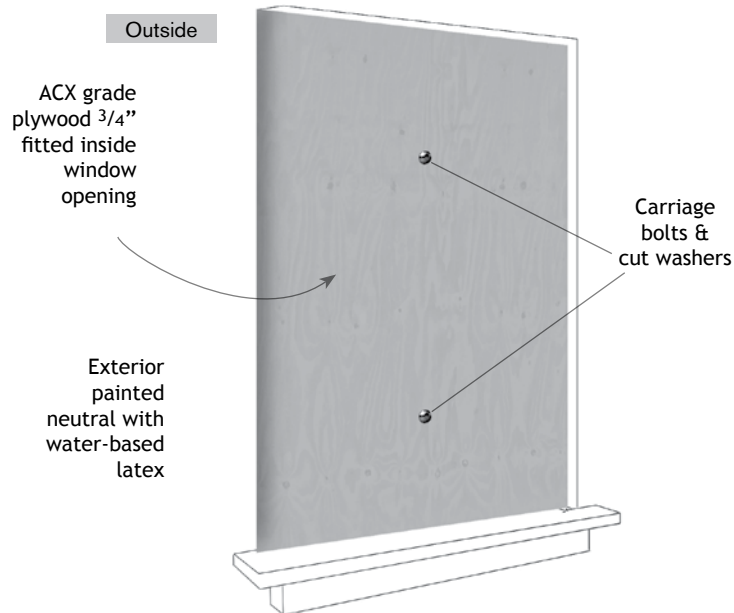
SECURE VACANT BUILDING & LOT

- ☐ 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".

SECURE VACANT BUILDING & LOT

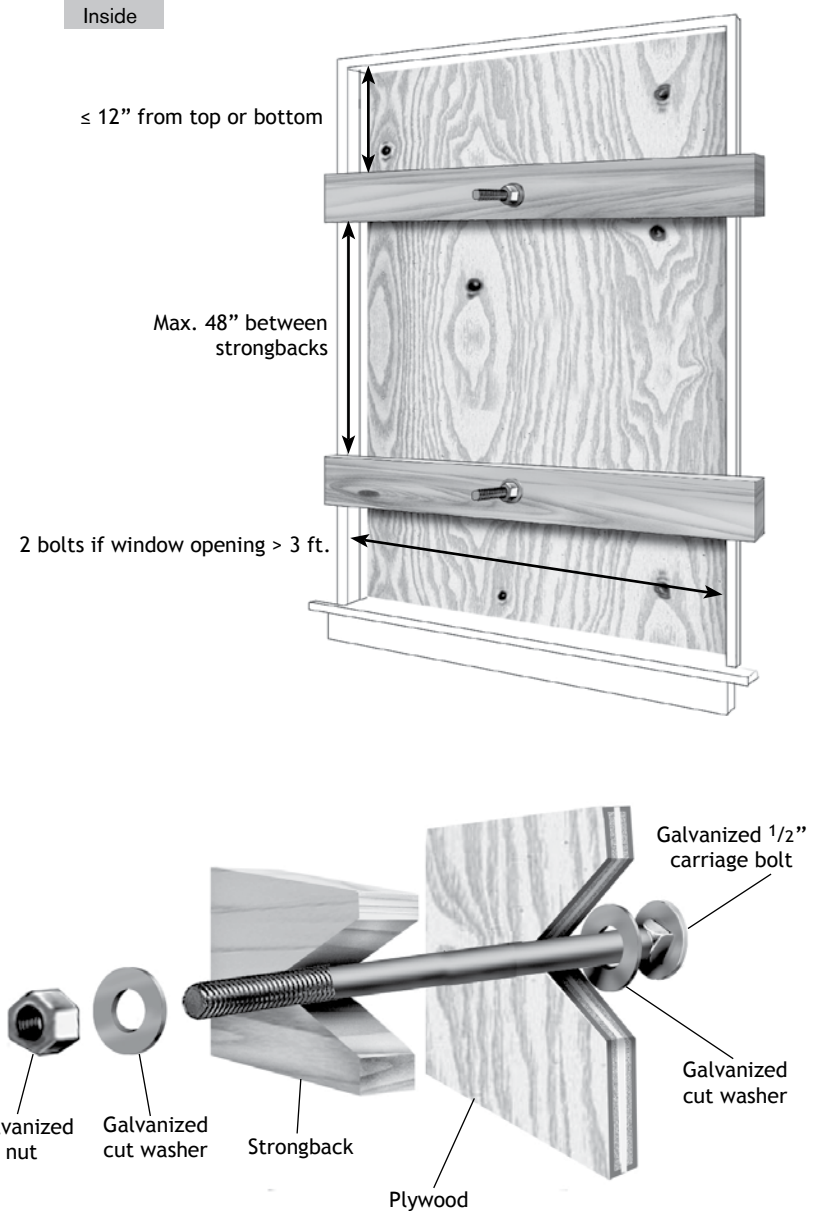
- ☐ All exterior openings (floor, wall, roof) within 10 feet vertically of the adjoining ground or within 6 feet vertically or horizontally of a stair or landing which provide access to the interior of the building or basement or underfloor area shall be completely covered with plywood. Glazing shall be preserved intact.
- ☐ Removed windows shall be stored within the building.
- ☐ Plywood shall be new and:
 - ▶ Exterior glue
 - ▶ 3/4" nominal thickness (windows & doors)
 - ▶ Grade ACX 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:
 - ▶ 1/2" diameter galvanized carriage bolts, washers, & nuts spaced not more than 36" apart and installed through wood "strongbacks" on the interior of the opening.
- ☐ "Strongbacks" shall be new wood and:
 - ▶ Spanned completely across the opening
 - ▶ 2" x 4" nominal cross-sectional dimension
 - ▶ Spaced not more than 48" apart
 - ▶ Within 12" of the top and bottom of the opening
- ☐ Plywood covering stationery windows shall be screwed to adjoining wood framing.
- ☐ Plywood

WINDOWS



SECURE VACANT BUILDING & LOT

WINDOWS



SECURE VACANT BUILDINGS & LOT (CONT.)

WINDOWS

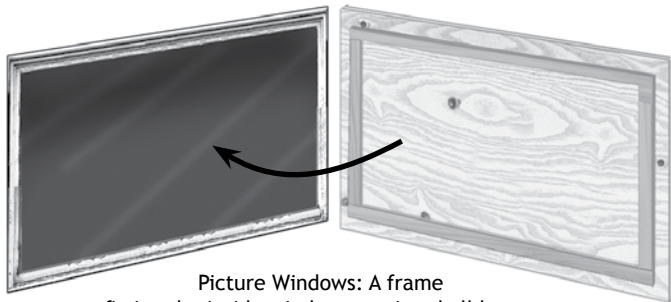
Windows to be removed & stored, unless double-hung windows can be moved away from the top & bottom to accommodate strongbacks

Casement Windows: Hinges or hinge pins shall be removed & windows stored inside the building.



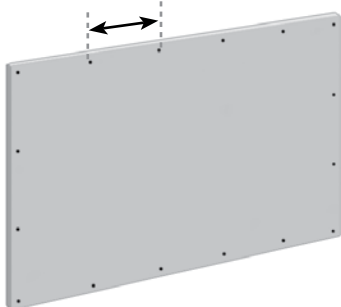
Picture Windows

- Coverings for picture windows shall be framed internally with 1 x 4s & fitted inside window opening: screwed to window frame with 3" screws.



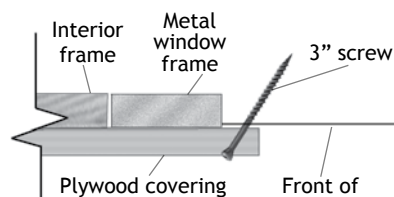
Picture Windows: A frame fitting the inside window opening shall be attached to the interior side of plywood cover with 1 1/4" screws & plywood shall be screwed to the building's window frame.

24" max. distance between screws



Picture Windows with metal frame: Shall be screwed at an angle to building with 3" screws.

Plan view



SECURE VACANT BUILDING & LOT

- Entry door may be exterior grade solid core door.
- Coverings for main entry doors shall be 2 - 3/4" plywood sheets screwed together from inside, spaced 12" o.c. & hinged to door frame.
- Main entry doors shall be secured with two new 3" hasps. Padlocks supplied by City.

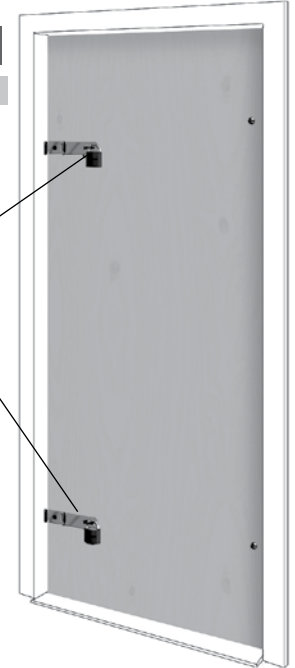
DOORS

Entry Doors

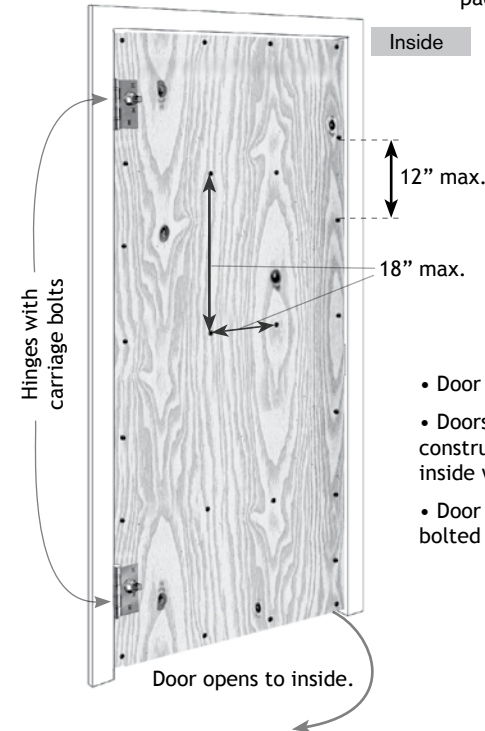
Outside

- Exterior of door painted with neutral latex paint
- Original existing door removed & stored inside the building

2-3" hasps with city-supplied padlocks

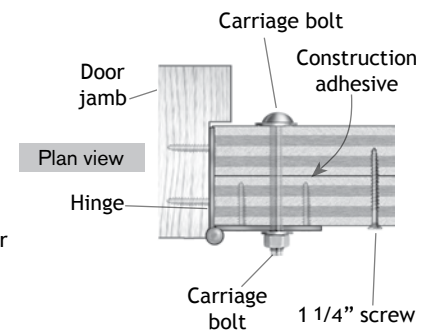


Inside



- Door built with 2 - 3/4" plywood sheets.
- Doors shall be secured together with construction adhesive & screwed together from inside with 1 1/4" screws
- Door hinged to the door frame & hinges thru-bolted with carriage bolts.

Door fits into door frame from inside, placed securely behind the doorstop. Hinge secures door to door frame. Carriage bolt to be thru-bolted through each hinge. If entry door hinge can be removed, the new hinge may be attached in its place.

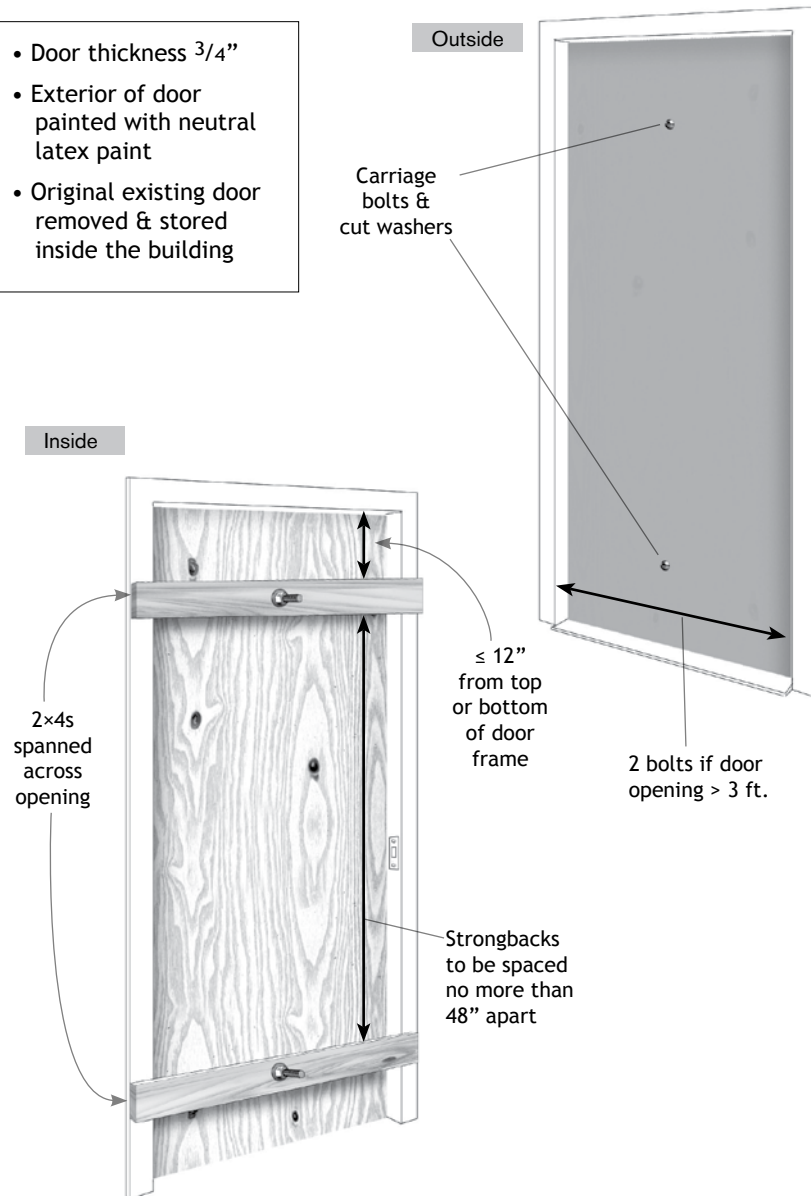


SECURE VACANT BUILDINGS

DOORS

Non-entry Doors

- Door thickness $\frac{3}{4}$ "
- Exterior of door painted with neutral latex paint
- Original existing door removed & stored inside the building



DEMOLITION

- | | |
|--------------------------|----------------|
| ◇ All surface vegetation | ◇ Offal |
| ◇ Rubble | ◇ Ashes |
| ◇ Household garbage | ◇ Recyclables |
| ◇ Containers | ◇ Fecal matter |

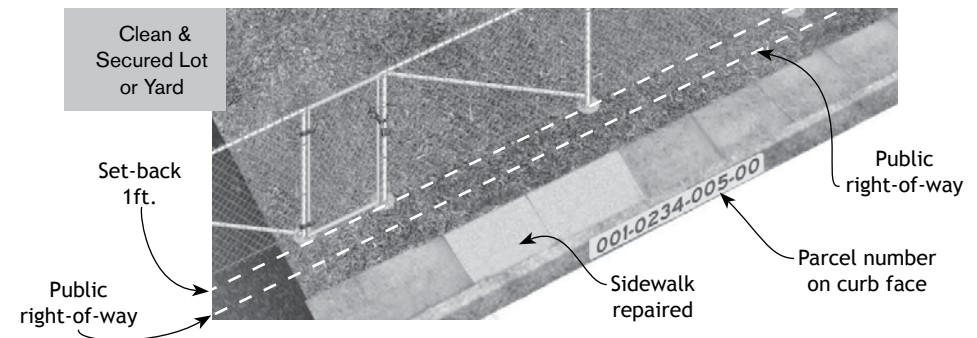
- Structures shall be razed to grade and foundations, septic tanks, pools, retaining walls, basement walls, underground piping & fixtures, etc. shall be removed.
- Serving utilities shall be terminated/abandoned in accordance with public utility and City regulations.
- Pilings shall be removed to a depth of 12 inches below the ground surface.
- Mounds/depressions/holes/excavations shall be leveled.
- Imported earth shall be certified "clean".
- Ground surface shall be compacted & graded to conform with existing surface contours & to convey surface waters to the public right-of-way.

SANITARY SEWER/STORM DRAIN LATERAL

- Abandoned sewer laterals, shall be capped at main in street and back of sidewalk.
- Additional requirements for the 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.

SIDEWALK/CURB/CUTTER/DRIVEWAY APPROACH

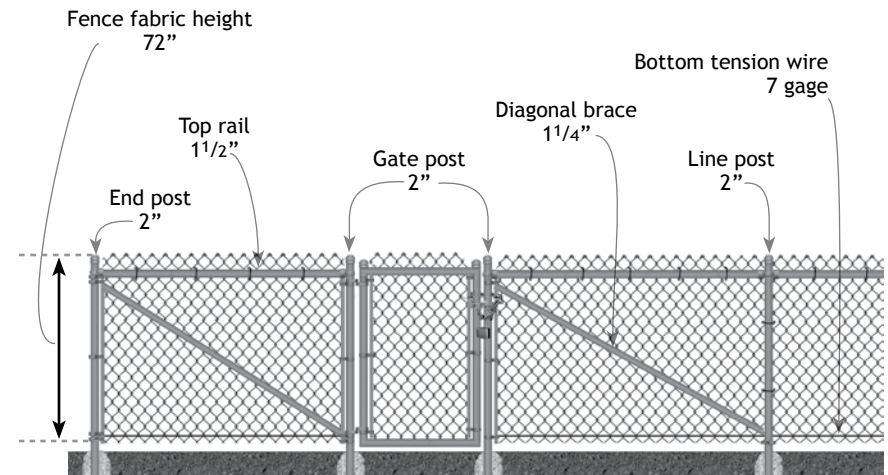
- Repairs and replacement of surface improvements in the public right-of-way shall conform with the requirements of the current editions of the APWA "Standard Specifications For Public Works Construction: City modifications thereto, and City Public Works Standard Detail S-1.
- Driveway curb cut removed for demolished buildings, curb & sidewalk restored.
- Repair of sidewalk required at boarded-up buildings.
- Fence shall be set-back 12" from the public right-of-way.



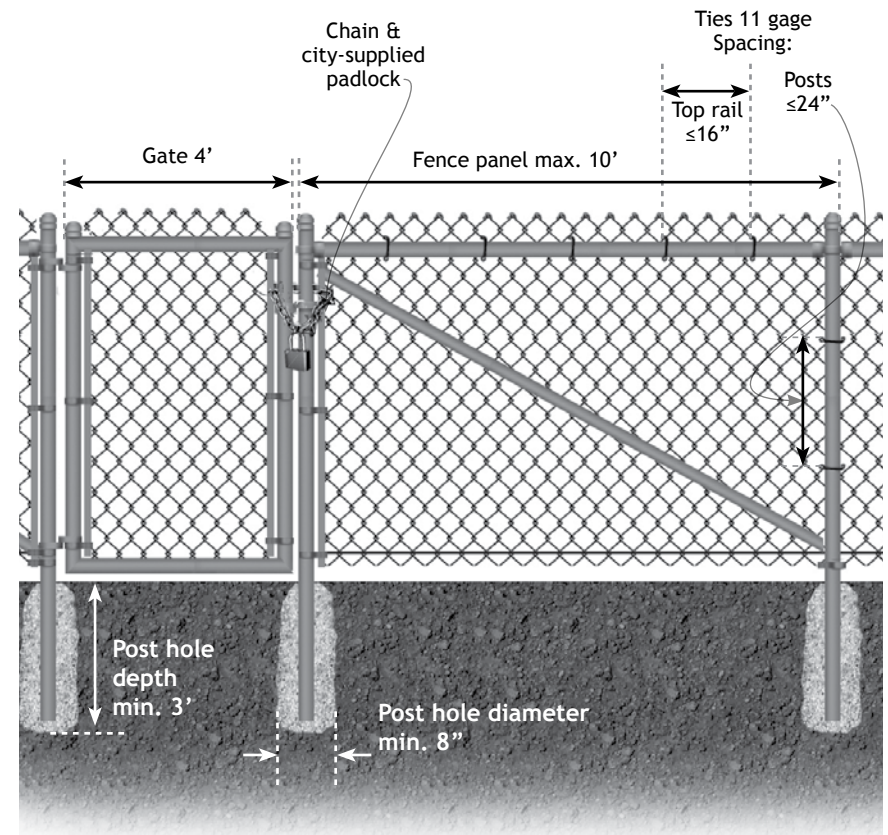
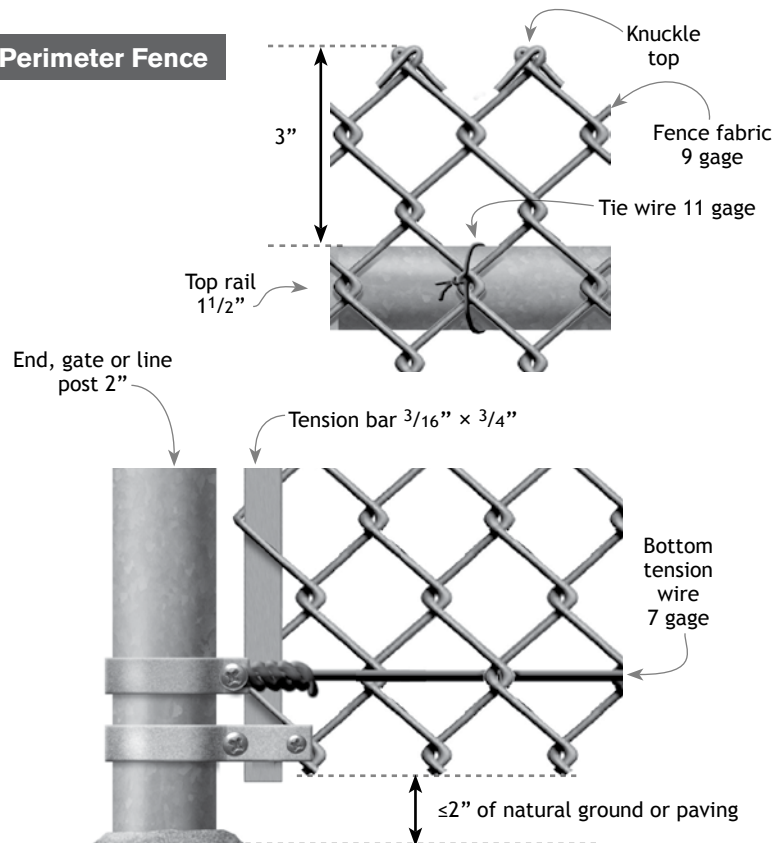
PERIMETER FENCING

- Tension bar shall be $\frac{3}{16}$ " \times $\frac{3}{4}$ " galvanized.
- End & gate posts shall have diagonal braces.
- Fencing shall conform with City Public Works Standard Detail M-2.
- Chain link fence fabric shall be 72", 9 gage, 2" galvanized mesh, with knuckle-top edge.
- Posts, diagonal braces, & top rails shall be NPS schedule 40 galvanized.
- Gates shall be 48" wide galvanized & secured with a chain and City-supplied lock
- Chain link fabric shall be tied with 11 gage wire every 16" to top rails & every 24" to posts.
- Post holes shall be 8" diameter, 36" deep, & filled with Portland Cement concrete (4 sack mix).
- Posts shall be 2", Top rails shall be $1\frac{1}{2}$ ", Diagonal braces shall be $1\frac{1}{2}$ ", Bottom tension wire shall be 7 gage.

Perimeter Fence

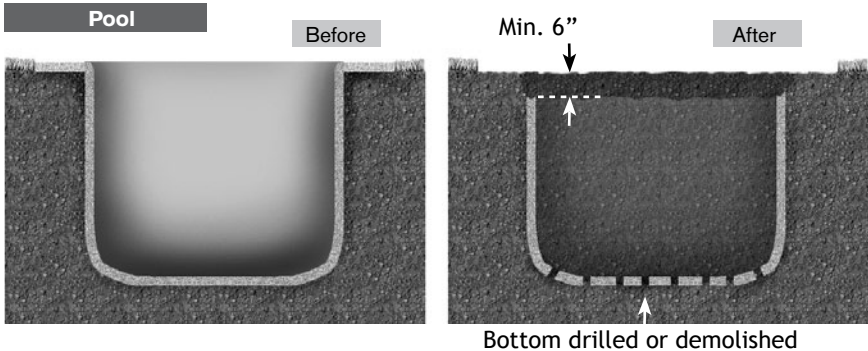


Perimeter Fence



POOL/FOUNTAIN

- ☐ Contiguous above-ground appurtenances (statuary, font, walls, diving board, railing, etc.), surface paving (pool deck, mow strip, etc. & 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")



WATER WELL

- ☐ Abandonment of potable and irrigation water wells shall conform with the requirements of the Alameda County Department of Environmental Health. Septic system and well to be abandoned by specialty contractor.



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