

Quarterly Code Enforcement Report

FY 2018-2019 Q1 July 2018 – September 2018



City of Oakland
Planning and Building Department
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What is Code Enforcement?

PBD's Code Enforcement Services(CES) enforces compliance with building, housing, and zoning codes for regulations on Private and Public Property per Oakland Municipal Code Chapters 8.24.020; 8.58.400; 15.08; and 17.1110.

Inspection and response to complaints address violations related to Oakland Housing Code and Zoning Regulations

Who does Code Enforcement?

- Code Enforcement Services(CES) falls under the Building Bureau. The team includes:
 - Building Official
 - Principal Inspection Supervisor
 - 2 Senior Inspectors
 - 15 Code Enforcement Inspectors
 - Of these 15, two are assigned to each Council District; one is dedicated to Investor-Owned Property and Clean-Up Contract Management; and one is a “floater” who may be assigned across groups

Code Enforcement Definitions

- ***Blighted Property:*** Abandoned Building or Structure, Attractive Nuisance, a Building or Structure Which is in a State of Disrepair and/or a Property Inadequately Maintained.
- ***Building Maintenance:*** Regulations controlling the use, occupancy, locations, and maintenance of all residential and non-residential buildings, structures, portions thereof and real property.
- ***Zoning:*** Regulations related to compliance with residential, commercial, and industrial zones that include, for example, fence height, business in residential areas, persistent noise, excessive signage and other unapproved activity.



Complaints Vs. CES Inspections

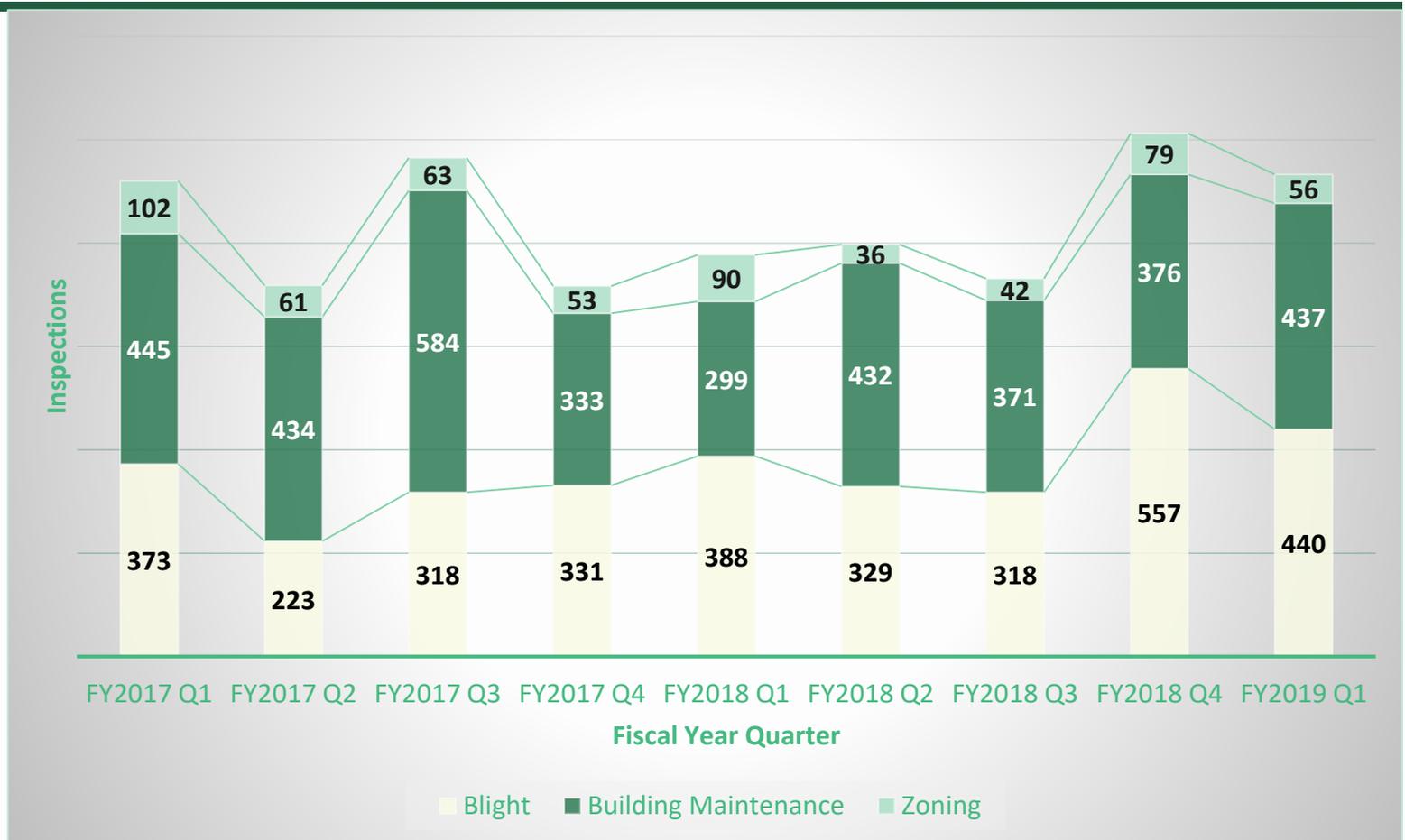
FY 2018-19 Quarter 1

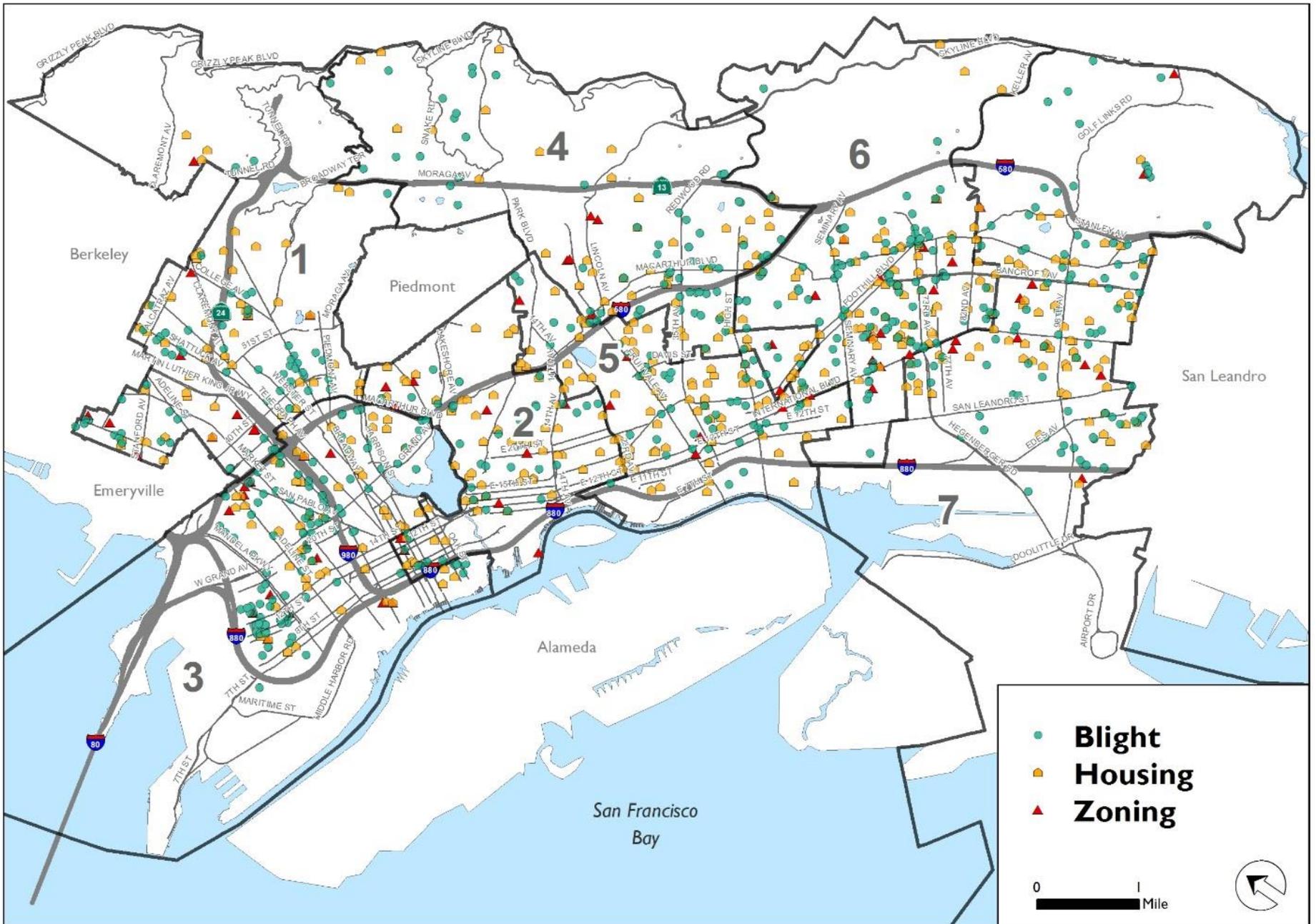
(July 2018 –September 2018)

| Type | Blighted Property | Building Maintenance | Zoning | Total |
|---------------------------------|-------------------|----------------------|--------|-------|
| Complaints | 612 | 459 | 88 | 1,159 |
| 1 st Inspection | 440 | 437 | 56 | 933 |
| Follow-up/Monitoring Inspection | 515 | 1,004 | 72 | 1,591 |
| Total Inspections by Type* | 955 | 1,441 | 128 | 2,524 |

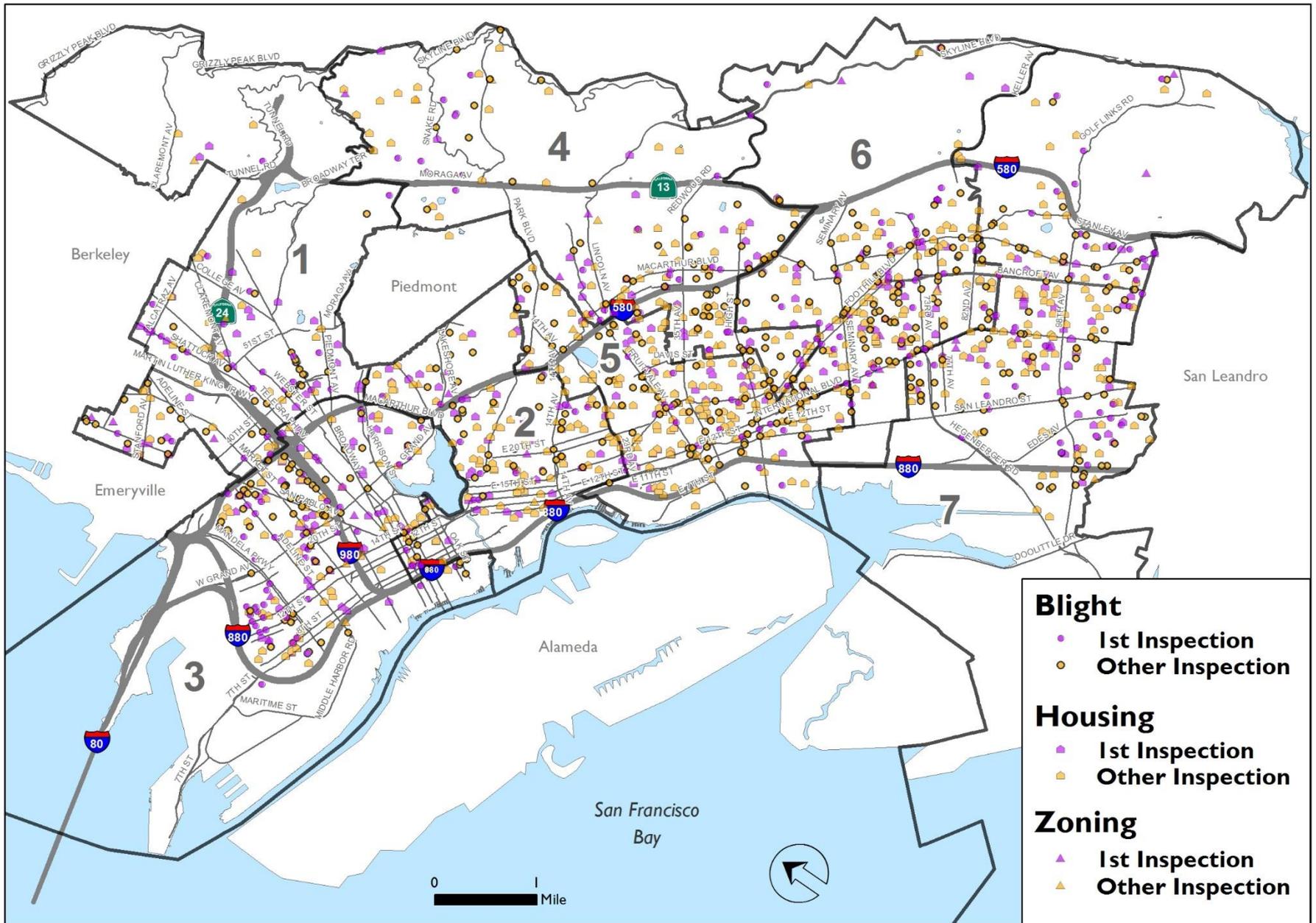
*Sum of 1st Inspections and Follow-up/Monitoring Inspection

Volume of CES 1st Inspections since FY2017 Quarter 1 – FY2019 Quarter 1





Code Enforcement Complaints July - Sept 2018



Code Enforcement Inspections July - Sept 2018

Enforcement Actions for Compliance or Abatement

| Quarter | Clean-up Contract | Repeat Violators | Stop Work Order | Compliance Plan |
|--------------------------------|-------------------|------------------|-----------------|-----------------|
| July 2017 – September 2017 | 16 | 13 | 20 | 7 |
| October 2017- December 2017 | 8 | 8 | 20 | 3 |
| January 2018 – March 2018 | 6 | 3 | 39 | 7 |
| April 2018 – June 2018 | 16 | 17 | 59 | 16 |
| July 2018 – September 2018 | 5 | 8 | 56 | 7 |



Fees Assessed

| | Cases Invoiced | Fees (Includes Bonds) | Bonds for Compliance Plan |
|-----------------------------|----------------|-----------------------|---------------------------|
| July 2017 – September 2017 | 129 | \$343,653.30 | \$37,000.00 |
| October 2017- December 2017 | 211 | \$422,919.52 | \$4,000.00 |
| January 2018 – March 2018 | 190 | \$427,571.80 | \$4,400.00 |
| April 2018 – June 2018 | 398 | \$764,364.44 | \$3,700.00 |
| July 2018 – September 2018 | 105 | \$248,200.39 | \$20,000.00 |



Current Initiatives Underway

- Update Standard Operating Procedures and Train Staff
- Copies of NOVs concerning Housing and Habitability Violations are now sent to HCD to ensure Tenants are notified of their rights and potential relocation benefits under OMC 15.60
- Development of Key Performance Indicators
- Coordination with Fire to perform Joint Inspections on cases concerning Life Safety and unpermitted work issues.
- Notice of Violations available to public at <https://aca.accela.com/OAKLAND/Cap/CapHome.aspx?module=Enforcement&TabName=Enforcement>



Questions?