



City Of Oakland

PLANNING AND BUILDING DEPARTMENT

BUREAU OF BUILDING

CODE BULLETIN D-18-001 *JU*

Definition, Limitations and Building Classification “Existing Building”

Reference DEFINITION
Date 12/7/18
Revised

This bulletin is issued to provide clarification when a building is no longer clasified as “existing” under the Oakland Municipal Code when parts of a structure are removed and/or relocated. A definition of an existing building is required to determine whether a project is clasified as new construction or a modification to an existing building.

A *The following bullet point clarifies the “existing building” determination*

- 1 **Existing Building** *Planning and Building Department considers a building is no longer existing if a majority (more than 50 percent) of the exterior walls are removed or greater than 50 % of the volume of the building are removed. Interior wall covering, roof covering, and foundations are not counted in this calculation. The lifting of a building to create a new first story is not considered a demolition if less than 50% of the exterior walls or less than 50% of the volume of the building has been removed.*

B *Enforcement of this bulletin shall be as follows:*

- 1 For projects under construction with permit issued for work clasified as addition, alteration or repair where field inspector finds approved demolition plan limits are exceeded. The inspector shall issue a STOP WORK and correction notice to contactor requiring a demolition permit and a revised submittal to Planning and Building Department. And.
- 2 When the above thresholds are exceeded, the contactor shall re-submit project documentation for new permits to Planning and Building Department for the approval of a structure now clasified as a new construction.