

Inventory of Potentially Hazardous Soft Story Buildings

Status as of 5/15/09

The following chart provides the current Inventory subject to Berkeley Municipal Code Chapter 19.39, the Soft Story Ordinance. Buildings that have 5 or more dwelling units and large openings on the ground floor, usually for storefronts or parking access, are added to the Inventory at the time the Notice & Order is sent to the owner. The chart is sorted by alphabetical street name order followed by street number.

The Notice & Order provided six months to challenge the inclusion on the Inventory before the Notice became final. Once final, owners were required to post the building with a warning sign and notify tenants. Then, within two years from the **Notice date**, owners were required file an engineering analysis with the City detailing any seismic weaknesses. The report deadline is accelerated under certain events, including when title is transferred, the building is refinanced, or work of \$75,000 or more is done. As notices become final, the ordinance requires the city to record Notices of Inclusion on the Inventory with the County Recorder's Office and the owner to provide notices to tenants and post warning signs.

All reports for noticed properties are now overdue, and owners without extensions are subject to citation. Owners are also subject to citation for failing to notify tenants or maintain a posted sign. Extensions may be applied for by filling out the **Soft Story Report Extension Form**.

The Status column indicates each buildings current case status. **317 wood frame structures** have been noticed. Although buildings with concrete podia have not been noticed, four building owners responded and are included in addition, for a total of 321 properties. Following is a key to each category:

- **“Out of compliance”** means that the building is on the inventory, has not taken acceptable action to comply with the requirement to file the report, and is subject to citation unless granted an extension.
- **“Off, does not have 5 dwelling units”** means a building has been removed for not having at least 5 dwelling units as defined in the zoning ordinance.
- **“Off, not soft”** means a building has been removed that demonstrated its ground level does not have a Soft, Weak, or Open Front condition and is in compliance with the structural standards.
- **“Off, retrofit”** means a building removed for seismically strengthening the identified weaknesses on the ground level, including the soft, weak, or open front condition(s) to the required standards. Buildings retrofitted to this minimum standard may still have damage from a major earthquake.
- **“Request for removal”** means that the owner has filed documentation of a reason for removal (i.e., retrofitted, not soft, does not have 5 dwelling units) that is being evaluated.
- **“Building permit”** and **“zoning permit”** mean that permits for required

strengthening have been applied for or issued.

- **“Report in review”** means that the owner has filed the engineering report, and it is being reviewed by our structural engineers or is awaiting response to our review from the owner’s engineer.
- **“Report approved”** means that the engineering report has been accepted as final and the subject building has been determined to have a soft story condition. Note that “report approved” does not remove the building from the Inventory or the posting or noticing requirements.

Status	Street number	Street name
out of compliance	2314	10TH ST
out of compliance	1613	6TH ST
out of compliance	1804	62ND ST
report approved	2417	6TH ST
off, retrofitted	1728	7TH ST
report in review	2328	7TH ST
report in review	2428	8TH ST
out of compliance	1433	9TH ST
out of compliance	2035	9TH ST
out of compliance	2241	9TH ST
out of compliance	2313	9TH ST
request for removal	2435	9TH ST
out of compliance	1321	ADDISON ST
out of compliance	1324	ADDISON ST
out of compliance	1426	ADDISON ST

Status	Street number	Street name
report approved	1811	ADDISON ST
report approved	1815	ADDISON ST
out of compliance	3240	ADELINE ST
report approved	3253	ADELINE ST
off, does not have 5 dwelling units	3019-21	ADELINE ST
out of compliance	1529	ALCATRAZ AVE
out of compliance	1734	ALCATRAZ AVE
out of compliance	1526	ARCH ST
out of compliance	1245	ASHBY AVE
out of compliance	1911	ASHBY AVE
out of compliance	1959	ASHBY AVE
out of compliance	1985	ASHBY AVE
report in review	2110	ASHBY AVE
off, retrofitted	1743	BERKELEY WAY
off, does not have 5 dwelling units	2008	BERKELEY WAY
off, does not have 5 dwelling units	2053	BERKELEY WAY
off, retrofitted concrete	2212	BLAKE ST
report in review	2016	BLAKE ST

Status	Street number	Street name
off, not soft	2123	BLAKE ST
out of compliance	2124	BLAKE ST
off, retrofitted	2131	BLAKE ST
report approved	2172	BLAKE ST
report in review	2232	BLAKE ST
report approved	2317	BLAKE ST
off, does not have 5 dwelling units	2324	BLAKE ST
off, retrofitted	2325 -31	BLAKE ST
report in review	1275	BONITA AVE
report approved	1316	BONITA AVE
report approved	1438	BONITA AVE
report approved	1626	BONITA AVE
out of compliance	1915	BONITA AVE
out of compliance	1921	BONITA AVE
request for removal	1938	BONITA AVE
request for removal	1930 -36	BONITA AVE
report in review	1316	BURNETT ST

Status	Street number	Street name
building permit	2091	CALIFORNIA ST
report approved	2126	CALIFORNIA ST
building permit	2627	CALIFORNIA ST
out of compliance	1405	CARLETON ST
report in review	2231	CEDAR ST
report approved	2020	CEDAR ST
out of compliance	1930	CHANNING WAY
out of compliance	2001	CHANNING WAY
out of compliance	2118	CHANNING WAY
out of compliance	2211	CHANNING WAY
out of compliance	2215	CHANNING WAY
building permit	2225	CHANNING WAY
off, retrofitted	2233	CHANNING WAY
concrete, notice held	2236	CHANNING WAY
report in review	2700	CHANNING WAY

Status	Street number	Street name
out of compliance	2728	CHANNING WAY
report in review	1951	CHESTNUT ST
report in review	1955	CHESTNUT ST
off, does not have 5 dwelling units	3070	CLAREMONT AVE
report in review	2635	COLLEGE AVE
off, retrofitted	2639	COLLEGE AVE
out of compliance	2708	COLLEGE AVE
report approved	2801	COLLEGE AVE
report in review	2828	COLLEGE AVE
off, does not have 5 dwelling units	3179-85	COLLEGE AVE.
report in review	1930	CURTIS ST
report in review	1944	CURTIS ST
building permit	1980	CURTIS ST
out of compliance	1919	CURTIS ST 7
out of compliance	2500	DANA ST

Status	Street number	Street name
report approved	2918	DEAKIN ST
report approved	2920	DEAKIN ST
report approved	3001	DEAKIN ST
out of compliance	3012	DEAKIN ST
report in review	914	DELAWARE ST
building permit	1835	DELAWARE ST
off, not soft	1921	DELAWARE ST
report in review	1925	DELAWARE ST
out of compliance	2030	DELAWARE ST
request for removal	1436	DERBY ST
building permit; report approved	2227	DERBY ST
report in review	2699	DERBY ST
out of compliance	2704	DERBY ST
off, does not have 5 dwelling units	2945	DOHR ST
out of compliance	2950	DOHR ST
report in review	2538	DURANT AVE

Status	Street number	Street name
request for removal	1124	DWIGHT WAY
<i>report approved</i>	1429	DWIGHT WAY
out of compliance	1626	DWIGHT WAY
off, does not have 5 dwelling units	1645	DWIGHT WAY
report approved	1708	DWIGHT WAY
report approved	1712	DWIGHT WAY
report approved	1713	DWIGHT WAY
off, does not have 5 dwelling units	2138	DWIGHT WAY
report approved	2321	DWIGHT WAY
off, retrofitted	2324	DWIGHT WAY
out of compliance	2410	DWIGHT WAY
off, not soft	2511	DWIGHT WAY
off, does not have 5 dwelling units	2730	DWIGHT WAY
out of compliance	1631	EDITH ST
report in review	3005	ELLIS ST
report approved	2412	ELLSWORTH ST

Status	Street number	Street name
building permit	2428	ELLSWORTH ST
report approved	2609	ELLSWORTH ST
Off, retrofitted	2147	EMERSON ST
building permit	1640	EUCLID AVE
off, does not have 5 dwelling units	1652	EUCLID AVE
out of compliance	1717	EUCLID AVE
building permit	1804	EUCLID AVE
out of compliance	1820	EUCLID AVE
report in review	2923	FLORENCE ST
report approved	1517	FRANCISCO ST
report approved	1632	FRANCISCO ST
out of compliance	1635	FRANCISCO ST
report approved	1739	FRANCISCO ST
building permit	1812	FRANCISCO ST
out of compliance	1822	FRANCISCO ST
off, retrofitted concrete	1920	FRANCISCO ST
building permit	2025	FRANCISCO ST

Status	Street number	Street name
out of compliance	2511	FULTON ST
out of compliance	2537	FULTON ST
out of compliance	2763	GARBER ST
report in review	1509	GRANT ST
report approved	2231	GRANT ST
report approved	2304	GRANT ST
off, does not have 5 dwelling units	2340	GRANT ST
report in review	2425	GRANT ST
out of compliance	2435	GRANT ST
building permit; report approved	1526	HARMON ST
request for removal	1835	HARMON ST
off, not soft	1932	HASTE ST
report in review	1935	HASTE ST
report in review	2007	HASTE ST
out of compliance	2011	HASTE ST
out of compliance	2015	HASTE ST
out of compliance	2206	HASTE ST

Status	Street number	Street name
out of compliance	2731	HASTE ST
out of compliance	1301	HEARST AVE
report approved	1515	HEARST AVE
report approved	1519	HEARST AVE
building permit	1638	HEARST AVE
building permit	1638	HEARST AVE
report in review	1836	HEARST AVE
off, retrofitted	2015	HEARST AVE
request for removal	2038	HEARST AVE
out of compliance	2125	HEARST AVE
<i>report approved</i>	2225	HEARST AVE
report in review	2235	HEARST AVE
out of compliance	2317	HEARST AVE
report approved	2511	HEARST AVE
report in review	1329	HENRY ST
out of compliance	1337	HENRY ST
off, does not have 5 dwelling units	1522	HENRY ST

Status	Street number	Street name
out of compliance	2340	HILGARD AVE
report in review	2355	HILGARD AVE
out of compliance	2435	HILGARD AVE
report approved	2444	HILGARD AVE
out of compliance	2508	HILLEGASS AVE
off, does not have 5 dwelling units	2535	HILLEGASS AVE
building permit	1497	HOPKINS ST
building permit	1545	HOPKINS ST
out of compliance	1547	HOPKINS ST
building permit; report approved	1619	HOPKINS ST
off, does not have 5 dwelling units	1629	HOPKINS ST
request for removal	1312	JOSEPHINE ST
report in review	1430	JOSEPHINE ST
building permit	1730	LA LOMA AVE
report in review	2479	LE CONTE AVE
off, retrofitted	2526	LE CONTE AVE
building permit	2540	LE CONTE AVE

Status	Street number	Street name
report approved	2559	LE CONTE AVE
out of compliance	2575	LE CONTE AVE
off, not soft	2601	LE CONTE AVE
off, does not have 5 dwelling units	1725	LE ROY AVE
out of compliance	1600	LINCOLN ST
report in review	2005	LINCOLN ST
building permit	2924	MABEL ST
report in review	3101	MABEL ST
off, retrofitted	1306	MARTIN LUTHER KING JR WAY
out of compliance	1315	MARTIN LUTHER KING JR WAY
off, retrofitted	1327	MARTIN LUTHER KING JR WAY
request for removal	1343	MARTIN LUTHER KING JR WAY
building permit	1423	MARTIN LUTHER KING JR WAY
out of compliance	1435	MARTIN LUTHER KING JR WAY
out of compliance	1533	MARTIN LUTHER KING JR WAY
building permit	1615	MARTIN LUTHER KING JR WAY
out of compliance	1635	MARTIN LUTHER KING JR WAY
request for removal	1708	MARTIN LUTHER KING JR WAY
report approved	2413	MARTIN LUTHER KING JR WAY

Status	Street number	Street name
report approved	2732	MARTIN LUTHER KING JR WAY
report approved	2009	MCGEE AVE
out of compliance	2025	MCGEE AVE
report approved	2109	MCGEE AVE
building permit	2134	MCGEE AVE
report approved	2208	MCGEE AVE
report approved	2229	MCGEE AVE
report approved	2819	MCGEE AVE
report in review	2127	MCGEE AVE A
off, retrofitted	2210	MCKINLEY AVE
off, not soft	2245	MCKINLEY AVE
building permit	2422	MCKINLEY AVE
out of compliance	2427	MCKINLEY AVE 2
out of compliance	1531	MILVIA ST
out of compliance	1607	MILVIA ST
report in review	1610	MILVIA ST
out of compliance	1614	MILVIA ST
building permit; report in review	1622	MILVIA ST
building permit	1624	MILVIA ST
building permit	1634	MILVIA ST

Status	Street number	Street name
report approved	2450	MILVIA ST
building permit	1618	MILVIA ST 4
out of compliance	1590	OREGON ST
<i>report approved</i>	1528	OXFORD ST
building permit; report approved	1634	OXFORD ST
off, not soft, concrete	1644	OXFORD ST
off, retrofitted	1650	OXFORD ST
out of compliance	1672	OXFORD ST
off, retrofitted	1660 - 70	OXFORD ST
building permit; report approved	12 -- 16	PANORAMIC WAY
out of compliance	1612	PARKER ST
out of compliance	2114	PARKER ST
building permit	2131	PARKER ST
report in review	2223	PARKER ST
off, not soft	2314	PARKER ST
out of compliance	2390	PARKER ST
out of compliance	2511	PARKER ST
report in review	2727	PARKER ST

Status	Street number	Street name
report approved	2335	PIEDMONT AVE
building permit	1603	PRINCE ST
out of compliance	2511	PRINCE ST
report in review	2311	PROSPECT ST
report in review	2521	REGENT ST
out of compliance	2531	REGENT ST
report in review	2535	REGENT ST
off, retrofitted	2705	RIDGE RD
report approved	2120	ROOSEVELT AVE
report approved	2132	ROOSEVELT AVE
building permit	2140	ROOSEVELT AVE
out of compliance	2416	ROOSEVELT AVE
off, retrofitted	2112	ROOSEVELT AVE E
report in review	1801	ROSE ST
report approved	1950	ROSE ST
report approved	1541	RUSSELL ST
out of compliance	1630	RUSSELL ST
out of compliance	1632	RUSSELL ST

Status	Street number	Street name
building permit	1325	SACRAMENTO ST
report in review	1904	SACRAMENTO ST
out of compliance	2050	SACRAMENTO ST
Demo Use Permit	3240	SACRAMENTO ST
off, does not have 5 dwelling units	1716	SAN PABLO AVE
out of compliance	1720	SAN PABLO AVE
report approved	1732	SAN PABLO AVE
out of compliance	2212	SAN PABLO AVE
request for removal	2717	SAN PABLO AVE
off, does not have 5 dwelling units	1682	SCENIC AVE
off, does not have 5 dwelling units	1820	SCENIC AVE
Off, retrofitted	1322	SHATTUCK AVE
report approved	1332	SHATTUCK AVE
off, retrofitted	1338	SHATTUCK AVE 204
report approved	2118	SPAULDING AVE
out of compliance	1715	SPRUCE ST
building permit	1815	SPRUCE ST
off, does not have 5 dwelling units	1829	SPRUCE ST
out of compliance	1856	SPRUCE ST
request for removal	1785	SPRUCE ST 2
off, retrofitted	1933	STUART ST

Status	Street number	Street name
out of compliance	2012	STUART ST
report in review	1927	STUART ST
report in review	2615	STUART ST 6
out of compliance	2513	TELEGRAPH AVE
off, does not have 5 dwelling units	2801	TELEGRAPH AVE
report approved	2818	TELEGRAPH AVE
out of compliance	3109	TELEGRAPH AVE
out of compliance	908	THE ALAMEDA
report in review	1548	TYLER ST
out of compliance	900	UNIVERSITY AVE
off, does not have 5 dwelling units	927	UNIVERSITY AVE
off, not soft	1176	UNIVERSITY AVE
report in review	1275	UNIVERSITY AVE
out of compliance	1280	UNIVERSITY AVE
building permit	1441	UNIVERSITY AVE
out of compliance	1461	UNIVERSITY AVE
report approved	1587	UNIVERSITY AVE
out of compliance	1732	UNIVERSITY AVE
request for removal	1823	UNIVERSITY AVE
report approved	1482-86	UNIVERSITY AVE
off, does not have 5 dwelling units	921- 25	UNIVERSITY AVE
report approved	1737	VIRGINIA ST
<i>report approved</i>	1902	VIRGINIA ST
off, retrofitted	2022	VIRGINIA ST
off, not soft	2466	VIRGINIA ST

Status	Street number	Street name
out of compliance	2479	VIRGINIA ST
report in review	2480	VIRGINIA ST
zoning permit	2505	VIRGINIA ST
off, does not have 5 dwelling units	2669	VIRGINIA ST
request for removal	1517	WALNUT ST
out of compliance	1528	WALNUT ST
report approved	1619	WALNUT ST
building permit	1798	WALNUT ST
off, retrofitted	1806	WALNUT ST
out of compliance	1818	WALNUT ST
building permit	1421	WALNUT ST
report in review	1423	WALNUT ST
report approved	2316	WARD ST
out of compliance	2312	WARRING ST
<i>report approved</i>	2321	WEBSTER ST
off, retrofitted	2612	WEBSTER ST
report in review	2716	WEBSTER ST
off, retrofitted	2910	WHEELER ST
out of compliance	1520	WOOLSEY ST
out of compliance	1522	WOOLSEY ST