



**City of Oakland**  
**BUILDING SERVICES**

250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor Oakland, California 94612

**RESIDENTIAL FIRE DAMAGE REPAIR**

A field check by a City inspector is required for a building permit to repair a fire-damaged structure. The purpose is to verify the extent of damage and to determine what plans, approvals, and related permits (electrical, mechanical, and plumbing) may be required. The field check is before the permit is issued.

All portions of the structure that need to be repaired must meet current Oakland Building and Fire Code requirements for load bearing support, seismic resistance, sound and energy insulation, fire protection, egress, etc.

A separate permit to either remove or legalize all unapproved additions, conversions or alterations to the building, whether damaged or not, must be applied for before issuance of the fire repair permit. All required approvals and related permits (electrical, mechanical, and plumbing) will also need to be obtained for this.

Zoning approval is required for all exterior repairs to the building, including in-kind replacement. If the damage is minor, such as window replacement or minor siding repair, then only exterior photographs of all sides of the building need to be submitted to zoning for review. If damage is extensive, such as rebuilding an exterior wall, then complete plans (site plan, floor plan, and exterior elevations) must be submitted along with the photographs for zoning approval.

**All** fire-damaged materials must be removed and all smoke-damaged areas must be cleaned and sealed with an approved smoke encapsulating product.

**All** wood structural members fire-damaged to a depth greater than 1/8 inch must be either replaced or repaired with a new full length sister attached to the damaged member. All charring must be scrapped down to solid wood and sealed with an approved encapsulating primer. These two members must be face nailed along the top and bottom edges with minimum 10d nails spaced a maximum of 16" apart and staggered on opposite sides. All new framing shall be sized per the Oakland Building Code and span between supports. All partial length "sistering" must be engineered. The field check will determine if plans are needed for repairs to the framing. All damaged engineered members (*gluelams, parallams, strongwalls, shear walls, steel, etc.*) shall be evaluated and any replacement or repair designed by a licensed Engineer.

When portions of walls and/or ceiling finishes separating dwelling units, public areas, or service areas such as interior corridors, garages, and mechanical spaces are replaced, the new finishes must be 5/8" type "X" gypsum wall board attached to resilient channels with minimum 3 1/2 inch thick insulation batts to achieve the required 1-hour fire separation and STC 50 sound ratings. Other construction methods can be approved if they are listed and tested to meet these ratings.

Current code requires that bedrooms have an emergency egress window (or exterior door). If a non egress compliant bedroom window is damaged, it may be replaced only with windows that do not modify the existing structure or framing opening per CBC Section 3405.A Windows that do not comply with current codes should not increase the level of non-compliance (such as reducing the glazing area) and efforts must be made to increase the level of compliance (such as replacing a double-hung unit with a casement window) whenever possible. All safety glazing, where required must be replaced per current code.

Smoke and Carbon Monoxide detectors must be installed at all locations per 2013 California Residential Building Code.

All damaged wiring must be replaced. All replacement wiring and circuits must meet the current electrical code requirements. Additional circuits and a service upgrade (under a separate permit) may be required.