Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Alameda
1106 Madison Street
Oakland, CA 94607

From: (Public Agency): Oakland Unified School District
955 High Street
Oakland, CA 94601
(Address)

Project Title: Ethel Moore Building Emergency Demolition Project

Project Applicant: Oakland Unified School District

Project Location - Specific:

1025 Second Avenue in Oakland, CA 94606

Project Location - City: Oakland Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of the demolition of the existing Ethel Moore Building located at 1025 Second Avenue in Oakland, California. The building has suffered significant structural deterioration over many years, including substantial fire damage resulting from a 2024 fire and currently presents ongoing threats to public health and safety. The Project is intended to eliminate those hazards and protect students, District staff, emergency responders, neighboring properties, and members of the public.

Name of Public Agency Approving Project: Oakland Unified School District

Name of Person or Agency Carrying Out Project: Oakland Unified School District

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☒ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See Attachment A, incorporated herein by reference.

Lead Agency
Contact Person: Pranita Ranbhise Area Code/Telephone/Extension: (510) 879-2714

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Pranita Ranbhise Date: 2026-08-31 Title: Executive Director, Facilities

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Audit trail

Details

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COMPLETED	This document has been signed by all signers and is **complete**	2026/09/01 03:41:07 UTC

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Attachment A

Ethel Moore Building Emergency Demolition Project ("Project")

I. Introduction

The Oakland Unified School District ("District") has determined that the demolition of the Ethel Moore Building (the "Property") is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code section 21080(b)(4) and section 15269(c) of the CEQA Guidelines because the Project constitutes a "[s]pecific action necessary to prevent or mitigate an emergency." (Pub. Res. Code § 21080 (b)(4); 14 CCR § 15269(c).)

These findings are based upon the District's review of the existing conditions at the site, including structural engineering evaluations, a post-fire structural assessment, District and community observations, and other information contained in the administrative record. The information summarized below demonstrates that the Property's condition has progressively deteriorated over years and that those conditions have been materially worsened by significant fire damage and continuing unauthorized access. Accordingly, the Property now presents continuing hazards to students, District personnel, emergency responders, neighboring properties, and members of the public.

II. Applicable Statutory Exemption

Public Resources Code section 21080(b)(4) and section 15269(c) of the CEQA Guidelines exempt "[s]pecific actions necessary to prevent or mitigate an emergency" from CEQA. An "emergency" is defined as "a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services." (Cal. Code Regs. tit. 14, § 15359). After reviewing the summarized information below, the District finds that demolition of the Property is necessary to address emergency conditions that threaten public health and safety.

III. Supporting Analysis

a. The Property Presents Continuing Risks to Public Health and Safety

The Property is located immediately adjacent to District facilities that continue to be occupied and used by students and District personnel, including portable classroom facilities. As a result, the hazards posed by the building exist in close proximity to an active educational environment. The building has experienced a pattern of repeated unauthorized entry, vandalism, fire activity, and other unsafe conditions requiring ongoing intervention by the District and public safety personnel. District records reflect multiple responses by law enforcement and emergency personnel to incidents occurring at or involving the property.

Notably, the adjacent District facilities also experience regular family drop-off and pick-up activity, bringing students and families into close proximity to the Property on a recurring basis.

The District has also implemented continuing measures to restrict access to the property, including boarding windows, installing site wide fencing, and procuring security patrol services. Nevertheless, despite the District's reasonable efforts, in the face of an unrelenting desire by certain members of the public to access the property, it is only a matter of unknowable time before such access is achieved and someone is injured as a result of the unsafe condition of the Property.

For approximately 18 months, the Property was also the site of an unauthorized encampment. During that period, occupants made significant unauthorized modifications to the building, including removing walls, equipment, metal components, and other building materials. These alterations further compromised the building's condition and contributed to unsafe conditions and infrastructure within the Property.

After inspecting the Property, the Oakland Fire Department determined that the structure presented conditions warranting issuance of a red tag, prohibiting occupancy because of the hazards presented by the building's condition.

These conditions demonstrate that the risks posed by the building are not merely theoretical or speculative. Rather, they are ongoing conditions requiring repeated emergency response and continued intervention to protect the public. The District therefore concludes that the Property's condition presents continuing threats to students, District personnel, emergency responders, neighboring properties, and members of the public.

b. <u>The Property Has Progressively Deteriorated Over Time and Requires Immediate Action to Prevent Injury to Persons and Property</u>

The District's structural engineers documented significant structural deficiencies in the Property during an ASCE 41-13 Tier 1 Review Structural Seismic Evaluation completed in 2016 (see **Exhibit A**). That evaluation concluded that the building's seismic lateral force resisting system contained significant deficiencies and assigned the building a Medium to High Collapse Potential and a Medium to High Safety Hazard. The report identified numerous structural deficiencies affecting the building's ability to safely resist seismic forces, including deficiencies relating to wood shear walls, roof chord continuity, straight sheathing, diaphragm spans, and diagonally sheathed and unblocked diaphragms.

The engineers further concluded that significant structural and non-structural damage should be expected during a seismic event and ultimately concluded: "Based upon our review, and experience with wood framed buildings constructed during this era, the seismic lateral force resisting system of the building appears to have significant deficiencies…" These findings establish that the building had significant structural vulnerabilities well before the fire described below. Although the 2016 evaluation predates the District's current emergency determination, it supports the conclusion that the building has long exhibited significant structural deficiencies. When considered together with the continuing hazardous conditions affecting the Property, the Property's deteriorated condition supports the District's determination that prompt demolition is necessary to eliminate the ongoing threats to public health and safety.

c. <u>The 2024 Fire Significantly Worsened the Existing Structural Hazards</u>

Following the 2024 fire, the District retained structural engineers to evaluate the resulting damage. Their Structural Fire Damage Assessment Report, dated June 27, 2025 (see **Exhibit B**), documented substantial structural damage throughout the building. Among other findings, the engineers observed significant fire damage to first floor bearing walls, structural failure of portions of the second floor, localized failure of portions of the third-floor framing, and damage to portions of the roof diaphragm and supporting roof framing. The assessment further concluded that the collapse of portions of the second floor had created instability in adjoining exterior bearing walls and identified falling hazards and localized structural instability. The District finds that the fire substantially worsened an already structurally deficient building and materially increased the risks associated with continued exposure to the structure.

IV. Conclusion

Based on the foregoing, the District has determined that the Project is exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c).

Exhibit A

ASCE 41-13 TIER 1 Review

STRUCTURAL SEISMIC EVALUATION REPORT

Ethel Moore Building

121 East 11th Street, Oakland, California



Prepared for:

Oakland Unified School District

1000 Broadway Suite 680, Oakland, CA 94607

Prepared by:

KPW Structural Engineers, Inc.

55 Harrison St, Suite 550

Oakland, CA 94607

December 7, 2016

KPW 16C333.00

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EXECUTIVE SUMMARY

1.0 Executive Summary

This report summarizes the findings of our structural review and seismic risk assessment of the existing Ethel Moore Memorial Building located at 121 East 11th Street, Oakland, California. The building is bound on the northeast by East 11th Street, west of 2nd Avenue on high ground across Lake Merritt Channel from Kaiser Convention Center (previously the Civic Auditorium), is in close proximity to the Paul Robeson Building.

The original building is a three story rectangular wood-framed building on a reinforced concrete perimeter foundation, oriented east-west. It was designed and constructed circa 1921. Exterior wood stud walls are finished with stucco with conventional materials and layout. The exterior walls of the lower part of the original building consist of reinforced concrete while the upper floors and roof are wood-framed. The building is supported on shallow reinforced concrete strip footings and conventional spread footings.

This building is of 1921 vintage and was evaluated using the ASCE 41-13 standard to a target performance level of Life Safety. In this case, Life Safety (LS) Building Performance Level (3-C) as defined in ASCE 41-13 Section 1.5.3.3 at Basic Safety Earthquake 1 (BSE-1E) Seismic Hazard Level for Occupancy Category II Structures. BSE-1E Seismic Hazard Level is the equivalent of a 20% in 50 year seismic event, with a mean return Period of 225 years. Note, that there may be certain elements of the structure where we may recommend a reduced Target Performance for practicality/ feasibility, constructability, cost, or to respect or preserve the architectural or historical significance of building elements. Final recommendations for seismic mitigation and upgrades of this building will be considered on a voluntary basis and will be referencing sections within the California State Historic Building Code (SHBC). This allows consideration of the recommended seismic upgrades while balancing the impacts to the historical elements of the building to be preserved. The voluntary seismic upgrade will be limited to a pragmatic approach and only limited to major elements of the buildings.

Per discussions with the Oakland Unified School District (OUSD), we understand that the building was not subject to DSA jurisdiction or approval, and that it is not intended to be used for public school use, and therefore will not fall under DSA jurisdiction now or in the foreseeable future. As a result, the District wishes to renovate this building under the jurisdiction of the City of Oakland's Building Department.

The building has been unoccupied for several years, and has been subjected to repeated vandalism. Most interior walls are covered with graffiti, and much of the interior and exterior glazing is broken. An extensive amount of electrical wiring, metal pipes, and radiators were previously reported to be removed by unauthorized scavengers. The Ethel Moore Memorial Building could be made operational but would require substantial repair and all new mechanical, plumbing, and electrical systems.

This structural assessment is based upon visual observations, a review of available as-built structural drawings, and the Tier 1 checklist procedure set forth in ASCE 41-13 to evaluate structural, and geotechnical hazard elements of the building and site conditions. This evaluation was performed to determine the building's level of compliance with the Life Safety (LS) Performance Level objective. The systematic deficiency-based procedures of ASCE 41-13 allow the engineer to perform an evaluation that focuses on specific potential deficiencies deemed to be of concern.

Our assessment identified potential seismic deficiencies with the Ethel Moore Memorial Building. The systematic deficiency-based procedures of ASCE 41-13 allow the engineer to perform an evaluation that focuses on specific potential deficiencies deemed to be of concern. KPW recommends further investigation of the site conditions by minimal destructive observation or testing to validate the assumptions used in the Tier 1 screening. The potential seismic deficiencies that were identified could likely result in very poor building performance during a major seismic event, including potential for partial or full collapse.

1.1 Building Summary

Number of Stories:	2 stories w/ full basement (110 ft long x 42 ft wide) Note that the main entrance to the building is at the Second Floor level (first suspended floor) where there is a central entrance lobby
Approximate Gross Square Footage:	13,860 sf (110 ft long x 42 ft wide) (~4,600 sf at each level)
Primary Occupancy:	Offices, Administration
Site Assessment	
Soils:	Assumed Class D: Stiff Soil
Fault Rupture Potential:	Assumed Low
Liquefaction Potential:	Assumed Low to Medium
Landslide potential:	Assumed Low
Building Assessment	
Collapse Potential:	Medium to High
Safety Hazard:	Medium to High
Structural Condition:	Fair (for non-seismic system)
Identified Seismic Deficiencies:	Shear Stress (Wood Shear Walls) Roof Chord Continuity Straight Sheathing Diaphragm Spans (Flexible Diaphragm) Diagonally Sheathed and Unblocked Diaphragms
Requires Verification During Preparation of Construction Documents:	Load Path (Walls Connected Through Floors) High Liquefaction Potential
Non-structural Deficiencies:	Not Evaluated

Expected Building Performance at 20%/50 Year Earthquake:

Significant structural and non-structural damage is expected under a design event in the building's current condition. Building damage may be relatively extensive, and may include cracking of interior and exterior finishes, corners of windows and door openings, and cracked or broken windows. The damage may be such that the building can be occupied during repair; however it may not be feasible to repair while fully occupied.

Some limited field investigation is recommended to validate some of the assumptions that were made during the initial structural assessment. These can be performed at the beginning of a retrofit design.

End of Executive Summary

STRUCTURAL EVALUATION REPORT

2.0 Introduction

The purpose of this report is to the summarize findings from our structural review of the existing conditions and seismic risk assessment of the existing three story building. The seismic performance is evaluated with the ASCE 41-13 standard to a target performance level of "Life Safety." Basic Safety Earthquake 1 (BSE-1E) Seismic Hazard Level for Occupancy Category II Structures is the equivalent of a 20% in 50 year seismic event, with a mean return Period of 225 years. As the building types on the campus fall under common Benchmark Building types a Tier 1 Screening Phase assessment has been performed.

This structural assessment is based upon our visit performed September 23rd, 2016 to observe the conditions of the existing building, a review of available as-built structural drawings, a seismic evaluation of the buildings per ASCE 41, Tier 1 Screening Phase Checklists, and calculations where required by the Basic Structural Checklist.

The Tier 1 analysis consists of a rapid checklist evaluation of structural, non-structural, and foundation and geologic hazard elements of a building and site conditions; it includes a general review of the vertical and lateral systems of the structure, and is intended to screen for potential structural and seismic deficiencies based on our experience with existing buildings. The Tier 1 Screening Phase checklists are used to identify buildings that comply with provisions of the standard or those that pose eminent structural life-safety hazards. Any structural deficiencies identified in the Tier 1 level evaluation may be further evaluated using a Tier 2 or Tier 3 analysis to determine the compliance with the Life Safety Performance Objectives defined in the ASCE 41 Standard.

Per discussions with the Oakland Unified School District (OUSD), we understand that the building was not subject to DSA jurisdiction or approval, and that it is not intended to be used for public school use, and therefore will not fall under DSA jurisdiction now or in the foreseeable future. As a result, the District wishes to renovate this building under the jurisdiction of the City of Oakland's Building Department.

3.0 Description of Building

The existing Ethel Moore Memorial Building consists of a three story rectangular wood-framed building on a reinforced concrete perimeter foundation. It was designed and constructed circa 1921. Walls are finished with conventional materials and have a standard layout of this era of construction.

The gravity load system consists of interior and exterior wood stud bearing walls that stack at each level with 2x or 3x studs spaced at 16" on center. A central 8 ft. wide double-loaded corridor runs the length of the building on all three levels, to provide access to partitioned spaces.

The building is located on a site that slopes east to west. The pitched hip roof framing consists of wood trusses @ 2'-0" on center, which span the width of the building, and are supported by the interior corridor walls and the exterior bearing walls. The second and third floor framing consists of 2x12 joists at 16" on center, oriented such that they span in the transverse building direction. The ground floor consists of a 4" slab on grade with the exception of approximately 600 sf in the southwest corner where there is a raised wood floor. The foundation system consists of concrete stem walls and shallow reinforced concrete spread footings.

The lateral load resisting system consists of 1x straight sheathing on the roof, and 1x diagonal sheathing on the 2nd and 3rd floors. Vertical elements of the lateral load resisting system consist primarily of perimeter building shear walls, which are assumed to be sheathed with 1x diagonal sheathing. The numerous interior partitions, which consist of 2x studs, horizontal wood lath and gypsum plaster, will also marginally contribute to the building's ability to resist lateral loads.

The seismic performance of the building was evaluated using the ASCE 41-13 standard to a target performance level of Life Safety. Final recommendations for seismic mitigation and upgrades of this building will be considered on a voluntary basis and will be referencing sections within the California State Historic Building Code (SHBC). This allows consideration of the recommended seismic upgrades while balancing the impacts to the historical elements of the building to be preserved. The voluntary seismic upgrade will be limited to a pragmatic approach and only limited to major elements of the buildings. The lateral force resisting system will be upgraded.

ASCE 41 Building Type: **W1: Wood Light Frames**

Lateral Force Resisting System:

Roof Framing	1x straight sheathing (assumed) Perimeter shear walls sheathed with 1x diagonal sheathing (assumed)
3rd Floor Framing	Perimeter Shear walls with 1x diagonally sheathing (assumed)
2nd Floor Framing	1x diagonal sheathing (assumed) Wood Shear Walls over the 1nd floor (assumed)
1st floor & foundation system:	Reinforced Concrete Slab on Grade, Continuous reinforced concrete stem walls or conventional spread footings

4.0 Seismic Source, Site Seismicity, Liquefaction, Landslide, and other Geologic Hazard

The site soil classification is unknown; However, Site Class S_D has been assumed in accordance with the default site class in ASCE 7-10 (Section 11.4.2) and the 2013 CBC (Section 1613.3.2). No geotechnical investigations were made available for this site. Based on our review of USGS Liquefaction Hazard Map of Northwester Alameda County, building appears to be within close proximity (less than 1/10 of a mile) to an area at high risk of liquefaction during an earthquake. We anticipate that some settlement due to liquefaction is likely although the overall settlement may be relatively minor. It is our expectation that landslide hazards will be low.

The lateral load resisting system consists of wood diaphragms and wood shear walls. The diaphragm is assumed to consist of 1x straight sheathing at the roof, and diagonal sheathing at the 2nd and 3rd floors. Vertical elements of the lateral load resisting system consist primarily of perimeter building shear walls sheathed with 1x diagonal sheathing. The numerous interior partitions, which consist of 2x studs, horizontal wood lath and gypsum plaster, will also marginally contribute to the building's ability to resist lateral loads. Per the ASCE 41-13 document, in section 16.3 LS, for Building Type W2, interior plaster or gypsum wallboard shall not be used as shear walls on buildings more than one story high with the exception of the uppermost level of a multi-story building.

The building is located at an approximate distance of 6.5 miles east of the San Andreas Fault at the following coordinates:

Latitude: 37.79687° North **Longitude**: 122.25791° West

The design spectral response acceleration at short periods is: S_{DS} = 1.173 g > 0.500g, which is considered HIGH per ASCE 41-13.

The original building was designed in 1921 and has classic seismic deficiencies that have been identified and studied for the past 60 years. Over that time, codes have evolved and been refined to provide for better design and seismic force resistance in buildings. As the record of past earthquakes and their effects on structures has grown, the science of seismic design of buildings has improved, and each successive building code incorporates this new knowledge.

The Bay Area is a region of historical high seismic activity and seismic potential. The site is bounded by the San Andreas Fault to the West, and the Hayward Rodgers Fault to the East. Each of these faults is capable of generating major earthquakes. Other known, nearest-site faults with recorded activity are listed in Table 1, as follows:

Table 1: Active Near Source Faults

Controlling Fault	Estimated MCE (M_w)	Estimated Distance to Site (miles)
San Andreas Fault	7.1	16.8
San Gregario Fault	7.3	19.5
Hayward Fault	7.1	3.2
Calaveras Fault	6.9	14.8

We recommend that a geotechnical consultant be retained to provide a limited geotechnical investigation of the site to validate appropriate hazard levels for the site:

Fault Rupture Potential: Assumed Low
Liquefaction Potential: Assumed Low to Medium
Landslide potential: Assumed Low

5.0 List of Available Documents

- **Original Building Design Drawings dated November 1921.** Sheets 1 to 12 (12 sheets), prepared for Public Health Center of Alameda CO Inc.

- **Historical Evaluation and Condition Assessment Report**, dated August 5, 2016, prepared by Siegel & Strain Architects, Michael R. Corbett, Architectural Historian, Bluestone Engineering, Structural Engineers, McCracken & Woodman, Mechanical Engineers The Engineering Enterprise, Electrical Engineers, and R. Borinstein Co., Cost Estimating

6.0 Site Visit

KPW completed a walk-through site evaluation on September 23rd, 2016 to observe the conditions of the existing building. The main purpose of the site visit was to survey the building, collect information about the structural components and framing and to look for any visual signs of distress in the existing construction.

Following items were evaluated during the site visit:

1. Type and Materials of Construction
2. Type of Finishes
3. Type of Roof
4. Condition of the visually observable elements of the structural and lateral force resisting system.

The existing Ethel Moore Memorial building was observed to be in fair physical condition, including the exterior stucco finish, with the exception of a few areas that appeared to have been subjected to water damage. There was some evidence of material deterioration or damage, but it was not significant.

There was no evidence of significant material deterioration, spalling of concrete, damage to the structure, exposed reinforcement bars, foundation settlement, lateral movement or heaving of the soil. There were only minor cracks noted around the perimeter of the structure.

The physical layout of the existing building appears to be consistent with structural framing shown in the existing construction drawings as noted above in Section 5.0. No destructive testing was authorized or included in the preparation of this report. As a result, it does not address hidden or unknown conditions. Elements of the structures determined to be critical and which could pose potential life safety hazards have been identified and documented in this report.

7.0 Basis of Structural Evaluation

The national guideline document ASCE 41-13, American Society of Civil Engineers, *"Seismic Evaluation and Retrofit of Existing Buildings,"* printed in 2013, is the basis of our qualitative seismic evaluation methods to identify the structural element deficiencies. It provides a rigorous process for seismic evaluation according to a range of building performance levels - from "Collapse Prevention" to "Operational".

KPW's evaluation of the building is based on the Life Safety Performance Level, which is defined as "the building performance that includes significant damage to both structural and nonstructural components during a design earthquake, such that

(a) Partial or total structural collapse does not occur, or
(b) Damage to non-structural components is "non-life threatening."

At this performance level, the overall risk of life-threatening injury as a result of structural damage is expected to be moderate.

The scope of our structural evaluation was not to validate every member and detail, but to focus on those elements of the structures determined by ASCE 41-13 to be critical and which could pose life safety hazards.

8.0 Potential Structural Deficiencies

Ethel Moore Building, located at 121 East 11th Street, Oakland, California, is in an area of high seismicity. Per ASCE 41-13, the existing building consists of system Type W1: Wood Light Frames.

For a Tier 1 analysis, quick checks are completed to evaluate the stiffness and strength of certain building components to determine whether the building complies with specific design criteria.

Calculations were performed where required by evaluation statements from the checklists. Based on the building type, level of seismicity, and level of performance, the following checklists were completed (see Appendix C) for the existing building:

A. 16.1.2LS Life Safety Basic Configuration Checklist
B. 16.3LS Life Safety Structural Checklist for Building Type W2: Wood Light Frames, Commercial and Industrial
C. ~~16.17 Nonstructural Checklist~~ (not performed since existing building will be gutted to its core)

A static pseudo-lateral force procedure was used to analyze the structure. Ductility m-factors were used to check the acceptability of each component. The properties of structural material and material strength information were determined from the existing drawings. An m-factor of 4.0 was used in this analysis for wood shear walls at a Life Safety Performance Level.

The Tier 1 analysis for the Life Safety Performance Objective identified the following potential structural deficiencies:

i. **General: Incomplete Load Path***: The structure shall contain a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)*

   Based on our review of the 1921 record drawings, a complete, competent load path for seismic load effects that serves to transfer inertial forces from the wood roof and from each of the floors to each of the successive floors below and to the foundation may be lacking. Further investigation is required to confirm whether connections have been provided to transfer seismic forces from each floor to the lateral force resisting elements, whether a collector element is detailed above each of the shear walls, and whether the walls have been detailed for adequate transfer between each floor, and subsequently to the foundation level.

ii. **Liquefaction**: *Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 feet under the building. (Commentary: Sec. A.6.1.1)*

   As indicated in section 4.0 above, the building appears to be within close proximity (less than 1/10 of a mile) to an area at high risk of liquefaction during an earthquake. We recommend that a geotechnical consultant be consulted to confirm or deny the site's level of susceptibility to liquefaction. This may be completed during the preparation of retrofit and tenant improvement construction drawings.

iii. **Shear Stress Check:** *The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1):*

Structural panel sheathing	*1,000 plf*
Diagonal sheathing	*700 plf*
Straight sheathing	*100 plf*
All other conditions	*100 plf*

The Shear Stress Quick Check analysis showed a potential deficiency in the wood shear walls in both directions at all three levels. The available drawings also do not clearly show the type and grade of sheathing that was used provide shear resistance at the exterior walls. It was assumed that diagonal sheathing was used at the exterior walls at all three levels. Both transverse and longitudinal walls were found to have stresses that exceeded acceptable levels for Life Safety Performance at the first, second and third floor shear walls. Per the ASCE 41-13 document, Section 16.3 LS for Building Type W2, multi-story buildings shall not rely on exterior stucco walls as the primary seismic-force-resisting system.

iv. **Walls Connected Through Floors:** *Shear walls shall have interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec.5.5.3.6.2)*

Based on the available as-built design drawings and our experience with buildings of this type and vintage, we believe that the existing walls and their connections are likely not adequately detailed to transfer seismic forces from the third floor shear walls and diaphragm to the second floor shear walls, and from the second floor shear walls to the first floor walls, and from the first floor walls to the concrete slab or foundation. Sill plate connections to double top plates, edge nails to the double top plates, and edge nails to wall sheathing, sill bolts to the concrete, and holdowns (or tiedown rods) to resist overturning forces are all required to complete the load path from the ceiling / low roof level to the second floor concrete slab.

v. **Roof Chord continuity**: *All chord elements shall be continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)*

Based on the available record drawings from 1921 and our experience with buildings of this type and vintage, we expect continuity at the roof chord is unlikely. Some further investigation involving some minimal destructive field observation/testing is recommended.

vi. **Straight Sheathing:** *All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2.*

The roof diaphragm is assumed to consist of straight sheathing. The aspect ratio of this diaphragm is 2.6, which exceeds 2-to-1.

vii. **Diaphragm Spans:** *All wood diaphragms with spans greater than 24 feet consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)*

The roof diaphragm, which spans 42 ft in the longitudinal direction, and 110 ft in the transverse direction was assumed to consist of straight sheathing.

viii. **Diagonally Sheathed and Unblocked diaphragms:** *All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2).*

The second and third floor diaphragms are assumed to consist of diagonal sheathing. The aspect ratio of these floor diaphragms is 2.6, which is less than 4-to-1. However, floor diaphragms span 42 ft in the longitudinal direction, and 110 ft in the transverse direction, which exceeds 40 ft.

9.0 Recommendations

Our specific recommendations for the potential deficiencies identified in the Tier 1 analysis are as follows. Items listed below follow the same order as the itemized list of seismic deficiencies identified in section 8.0 above. Some potential deficiencies will require further evaluation in order to meet the Life Safety Performance Level as defined in ASCE 41-13. Should a full design commence, then either a Tier 2 or Tier 3 evaluation or other calculations should be performed to detail the extent of the retrofit.

Generally, we recommend that some minimal destructive field observation/testing be performed to validate the presence of diaphragm connections, collectors at the roof level, wall panel edge nailing, sill plate nailing, material used for the diaphragm at the roof level, ceiling and third floors, the sheathing material and grade used for wood shear walls at the second and third floor levels, concrete wall anchors at the roof of the north and south stairs, and size and spacing of the steel reinforcement in the concrete shear walls.

i. **General: Incomplete Load Path*:***

To validate the presence of a complete load path for seismic forces, some minimal destructive field observation/testing is required and recommended. Further investigation is required at each level to confirm whether the load path for inertial forces from the roof and each level is provided and adequately detailed. Building finishes will likely need to be removed to gain access to the existing members. Examples of some of the areas where seismic mitigation may be required are as follows:

a. Roof and wall collectors shall be evaluated and strengthened as necessary. Finishes may need to be removed to gain access to the surface of existing collectors; collector connections may be enhanced either by providing new lag screws, bolts, or steel plates.

b. Connections of sill plates to joist or wall framing below, or sole plates to the concrete slab/foundation shall be evaluated. New sill bolts may be required.

ii. **Liquefaction**:

A geotechnical consultant should be consulted to confirm or deny the site's level of susceptibility to liquefaction.

iii. **Shear Stress Check:**

The Shear Stress Quick Check analysis showed a potential deficiency at the wood shear walls in both directions and at each level. Some minimal destructive field observation is recommended first to validate the material and layout of existing sheathing on walls for lateral resistance. If the assumptions used in the Tier 1 analysis are valid, KPW has the following recommendations for seismic mitigation:

a. Provide new plywood sheathing rated for shear resistance on existing exterior longitudinal walls and exterior transverse walls at each level. Plywood shall be connected to existing studs with edge nails and field nails. Existing finishes (interior or exterior) will need to be removed in order to install new sheathing. Collector elements and ties may be provided at the second and third floors to accommodate large open

spaces, which we understand will be desired given the historical significance of the existing rooms.

b. New shear walls oriented transverse to the building shall be installed to help reduce the demand to the exterior transverse walls. Connections from the roof sheathing to a collector element (e.g. truss or stud wall with wall sheathing) to the third floor wood shear walls will need to be provided, to effectively drag forces from the roof to each wall. Removal of roofing or finish material should be anticipated. At these locations, the existing slab on grade will need to be sawcut, a new continuous reinforced concrete wall footing will be required.

c. All new shear walls shall be connected through floors to transfer overturning and shear forces through the floor with new holdowns, or similar devices. Otherwise, structural members and connections capable of resisting overturning forces and horizontal shear forces shall be provided to ensure an adequate load path to the intended lateral system and to the foundation system. KPW recommends that all new shear walls are configured on plan such that they stack vertically. This would help create a more direct load path, resulting in more efficiency and better seismic performance, and help reduce construction costs, with respect to both material and labor.

iv. **Walls Connected Through Floors (Wood Shear Walls):** Per Section 8.0 of this report, some destructive field observation is recommended to confirm whether sill plate connections to floor joists, connections from joists to double top plates, edge nails to the double top plates, sill bolts to the concrete, and holdowns (or tiedown rods) to resist overturning forces at the existing second and third floor shear walls are provided. During the retrofit design and preparation of construction documents, wall finishes (exterior or interior) shall be removed and existing connections shall be evaluated to provide a complete load path of inertial forces at each level to the foundation.

v. **Roof Chord continuity**: Some minimal destructive field observation/testing is recommended to validate the presence of a continuous chord at the roof. Diaphragms with discontinuous chords are more flexible and will experience more structural damage at perimeter areas. If existing chord elements are found to be discontinuous, KPW recommends that new blocking and steel straps be provided; existing chord connections may need to be enhanced..

vi. **Straight Sheathing:** *All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)* Existing floor finishes shall be removed to validate the material and grade of the diaphragm elements. Plywood sheathing may be required (at the roof and at the floors), plywood edge and field nails and blocking will required to ensure that inertial floor forces are adequately transferred to the shear wall elements.

vii. **Spans:** *All wood diaphragms with spans greater than 24 feet consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)* It is assumed that the roof diaphragm consists of straight sheathing and that 2nd and 3rd floor diaphragms consist of diagonal sheathing. Per item vi above, the type and grade of the diaphragm should be confirmed, and where necessary, new shear walls may be required to mitigate this condition.

viii. **Unblocked diaphragms:** *All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)* It is assumed that none of the floor or roof diaphragms are blocked. Per item vii, diaphragm spans shall be reduced by providing new intermediate shear walls at the first and second floors in the transverse direction. If the distance between shear walls exceeds 40 ft, the diaphragm shall be evaluated; new sheathing, blocking, and nailing and/or new shear walls shall be provided as required.

To remediate the potential structural deficiencies identified for the existing 1921 classroom building for Life Safety Performance as outlined in ASCE 41-13, further investigation of the existing as-built conditions and Tier 2 or Tier 3 evaluations should be performed. If any deficiencies based on the completed Tier 1 analysis assumptions are found to exist, seismic retrofit schemes should be developed to strengthen building.

10.0 Conclusions

Based on our visual observations, the original three story Ethel Moore Memorial Building constructed in 1921 at 121 11th Street in Oakland, CA, has been built in general conformance to the as-built drawings. The building appears to be in fairly good condition given its age. No major cracks in the concrete shear walls were observed, and no evidence of foundation settlement was noted. However, as indicated in the executive summary (Section 1.0), the building has been unoccupied for several years and has been subject to significant vandalism in the interior spaces and the exterior. Significant cosmetic damage was observed throughout the building, including the historic materials.

Based upon our review, and experience with wood framed buildings constructed during this era, the seismic lateral force resisting system of the building appears to have significant deficiencies. As such, we recommend a thorough and detailed seismic upgrade, which would include a comprehensive analytical design and as-built materials testing program.

Based on our understanding, this seismic upgrade will likely be voluntary, as the "triggers" for a mandatory upgrade are not expected to be met. Those triggers (per CBC 4-309) include (but are not limited to):

- Increase in seismic story force by more than 10%
- Decrease in seismic story resisting force by less than 5%
- Change in occupancy
- Change to DSA Field Act Compliant building housing students and faculty.

Also note that a seismic upgrade will be limited by the requirements of the Historic Building Code (SHBC).

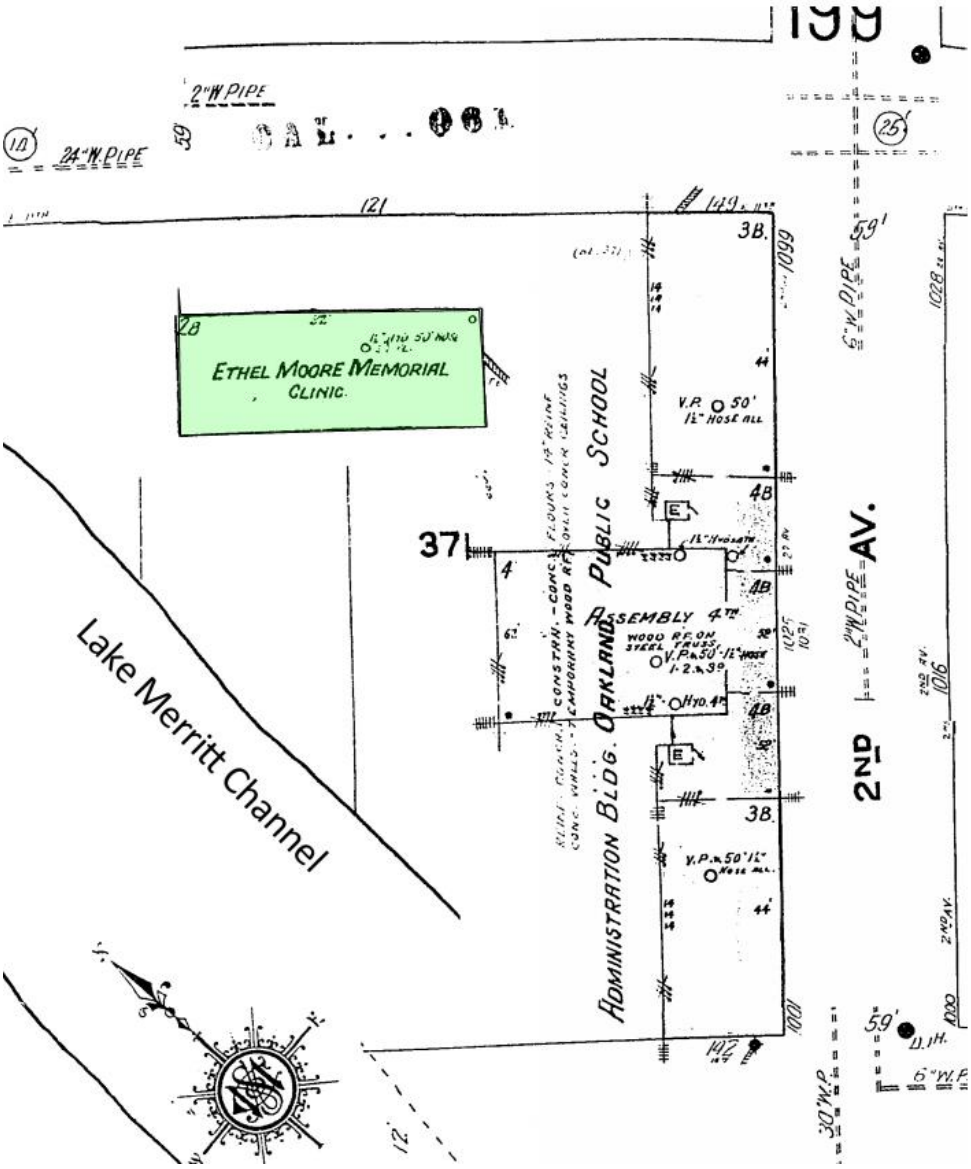


Figure 1A: Site Map



Figure 1B: Aerial View of Site

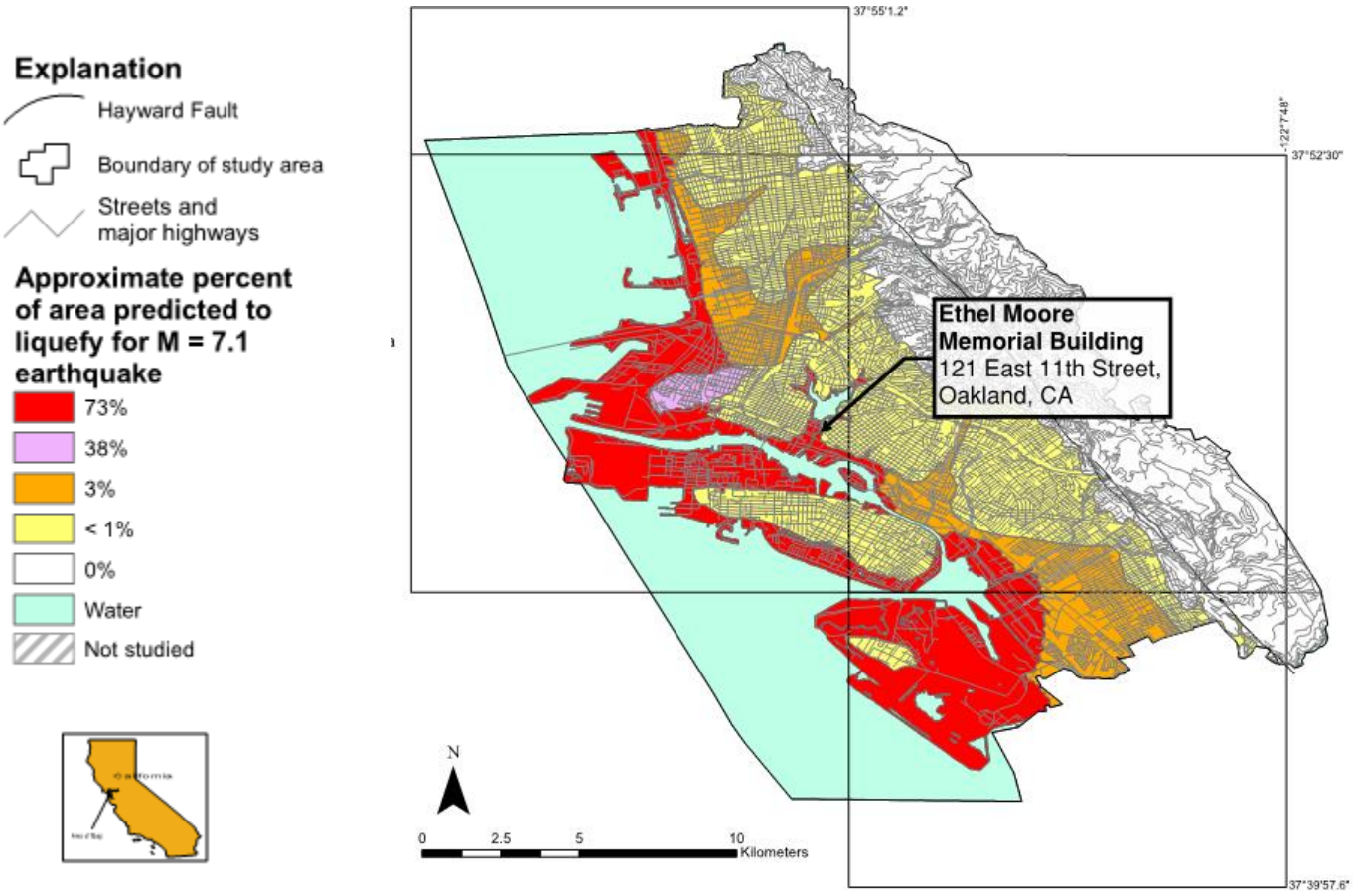


Figure 1C: State of California Seismic Hazard Zones, San Francisco
United States Geological Survey

Liquefaction

This map shows the liquefaction hazard in the communities of Alameda, Berkeley, Emeryville, Oakland, and Piedmont for a magnitude 7.1 earthquake on the Hayward fault. The map predicts the approximate percentage of each designated area that will liquefy and show surface manifestations of liquefaction such as sand boils and ground cracking. Liquefaction is a phenomenon that is caused by earthquake shaking. Wet sand can become liquid-like when strongly shaken. The liquefied sand may flow and the ground may crack and move causing damage to surface structures and underground utilities. The map depicts the hazard at a regional scale and should not be used for site-specific design and consideration. Subsurface conditions can vary abruptly and borings are required to address the hazard at a given location.

Photographs:



Figure 2A. Front Elevation (North Elevation)



Figure 2B. Exterior Elevation (East)



Figure 2C. Rear Elevation (South Elevation)



Figure 2D. Exterior Elevation (West)



Figure 2E. Interior Corridor



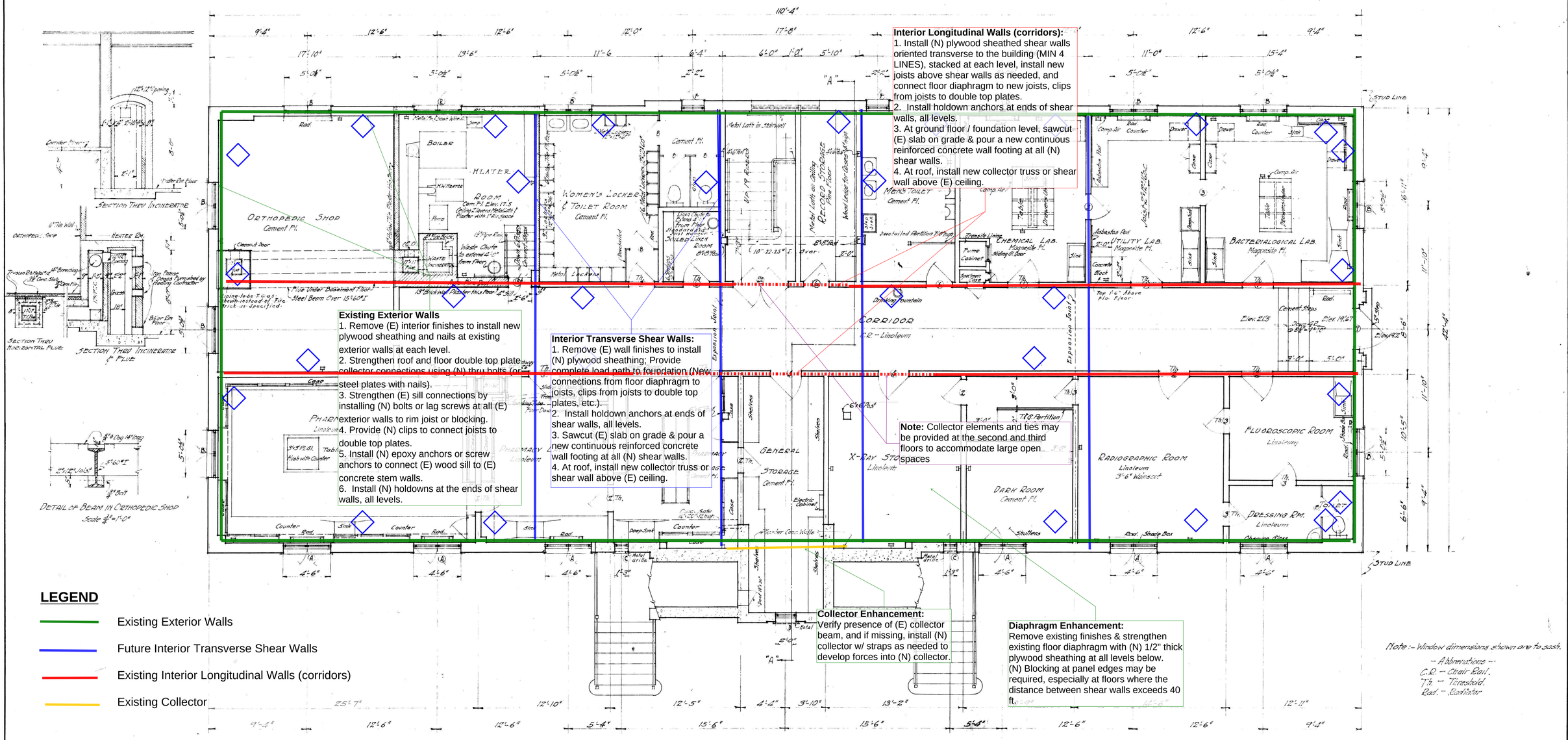
Figure 2F. Typical stairwell



Figure 2H. Upper floor corridor



Figure 2I. Damaged wall finishes revealing stud wall framing at basement level



LEGEND

- Existing Exterior Walls
- Future Interior Transverse Shear Walls
- Existing Interior Longitudinal Walls (corridors)
- Existing Collector

WINDOW SCHEDULE

Mark	Size	Type	Sill ab. Floor
A	4'-6" x 5'-0"	Dbl. Case. Sw. Out	3'-3"
B	5'-0½" x 5'-0"	" " " "	3'-3"
C	1'-3" x 2'-2"	Casement Sw. In	7'-1"
D	2'-1⅛" x 4'-4"	Case. Sw. In Arched	5'-1"
E	2'-2" x 5'-0"	" Sw. Out	3'-3"
(E)	5'-0½" x 5'-0"	Dbl. Case. Sw. Out, Metal Kal. Sash	3'-3"

DOOR SCHEDULE

Mark	Size	Transom	Type
1	3'-0" x 7'-0"	1'-10½"	102
(2)	3'-0" x 7'-0"	None	101
(3)	2'-6" x 7'-0"	None	101
(4)	3'-0" x 7'-0"	None	103
5	2'-6" x 7'-0"	1'-10½"	103
6	2'-6" x 7'-0"	None	103
7	4'-0" x 7'-4"	1'-3"	110
8	2'-2" x 4'-10"	None	104
(9)	3'-0" x 7'-0"	1'-10½"	106
15	3'-2" x 7'-8"	None	107
(20)	2'-8" x 7'-0"	None	109

Exterior Wall — Studs 2"x8" @16" o.c.
Corridor Bearing Partition " 3"x4" @16" o.c.
Interior Non-Bearing " " 2"x4" @16" o.c.

Note:
Backing for Interior Cement Plaster on Frame Walls & Partitions shall be similar to Exterior Work viz Sheathing on Studs Lath Stripping and Chicken Mesh

Seismic Mitigation Plans
ETHEL MOORE MEMORIAL BUILDING
121 E11th Street, Oakland, CA
KPW Project No.: 16C332
Typical Floor Plan
12/07/2016

Interior Transverse Shear Walls
1. Install new collector truss above (N) shear walls (MIN 4 LINES) (or (N) plywood sheathed wall)
2. Connect roof plywood diaphragm to collector truss

Interior Longitudinal Walls (corridors)
1. Install new bridging truss collector to transfer lateral forces to (N) shear walls at corridors
2. Connect roof diaphragm to bridging truss, continuous
3. Install continuous metal strap at roof diaphragm or at bottom chord or bridging truss collector

Existing Exterior Walls
1. Remove (E) finishes to connect roof plywood to continuous rim joist or rim blocking.
2. Remove (E) finishes as required to install (N) thru bolts (or steel plates with nails) at (E) double top plate
3. Install (N) clips to connect joists to double top plates,

Diaphragm Enhancement:
Remove existing finishes & strengthen existing roof diaphragm with (N) 1/2" thick plywood sheathing.
(N) Blocking at panel edges may be required, especially at floors where the distance between shear walls exceeds 40 ft

ROOF PLAN

Scale 1/8"=1'-0"

LEGEND

- Existing Exterior Walls
- Future Interior Transverse Shear Walls
- Existing Interior Longitudinal Walls (corridors)
- Existing Collector

Seismic Mitigation Plans
ETHEL MOORE MEMORIAL BUILDING
121 E11th Street, Oakland, CA
KPW Project No.: 16C332
Roof Framing Plan
12/07/2016

Exhibit B

June 27, 2025

Rebecca Littlejohn
Risk Management Officer
Oakland Unified School District
1011 Union Street
Oakland, CA 94607

Dear Rebecca,

Salas O'Brien has provided a Structural Fire Damage Assessment Report for the Ethel Moore Building at 1025 2nd Avenue in Oakland, California, as outlined in our agreement, dated March 21, 2025.

The scope of the review included:

- Site visit to conduct visual verification of building conditions and fire-related damage.
- Review of the Fire Incident Report provided by the Oakland Fire Department dated 7/23/2024.
- Review of existing drawings provided by the client.

Our efforts were completed under the guidelines set forth in the National Fire Protection Association's "Guide for Fire and Explosion Investigations" (NFPA 921) in addition to accepted practices and the Standard of Care.

Our findings and recommendations are based on visual observations and a review of the original building drawings. Removal of finishes and destructive testing were not authorized or conducted in the preparation of this report. Additionally, this report does not address hidden or unknown conditions.

Our service has been performed within the limits prescribed by you, our client. If we can be of further assistance, please do not hesitate to contact us.

Energetically yours,

JUSTIN BETTNER, SE
Vice President, Senior Structural Engineer

JOHN K. WESTPHAL, SE
Principal, Structural Engineer

REGISTERED PROFESSIONAL ENGINEER
JOHN K. WESTPHAL
No. 4575
Exp. 6-30-24
STRUCTURAL
STATE OF CALIFORNIA

55 Harrison Street, Suite 550
Oakland, CA 94607

510.208.3300
salasobrien.com

STRUCTURAL FIRE DAMAGE REVIEW

Ethel Moore Building Demolition Project #25056

1025 2nd Avenue

Oakland, CA 94606



Date Issued: June 27, 2025

Salas O'Brien Project No. 2599-00037-00

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1 EXECUTIVE SUMMARY

At the request of the Oakland Unified School District (OUSD), Salas O'Brien performed a review of the fire damage at the Ethel Moore Memorial Building at 1025 2nd Avenue in Oakland, California. Data collection and reporting have been conducted under the guidelines set forth in the National Fire Protection Association's "Guide for Fire and Explosion Investigations" (NFPA 921).

Our findings and subsequent recommendations are based on our review of structural and architectural drawings from the original design of the building in 1921. Additionally, we utilized our experience with similar buildings of this era and observations made during a site walk on May 14, 2025.

The objective of this report is to convey the observed extent of structural fire damage and to provide recommendations for restoring the building's structural load path and intended performance.

2 BACKGROUND

The Ethel Moore Memorial building is situated at 1025 2nd Avenue near the corner of 2nd Avenue and East 10th Streets in Oakland, California. The site is adjacent to the Lake Merritt channel and is currently non-operational.

Based on historical records, the building was dedicated to activist Ethel Moore and was completed in 1922. Its original purpose was to provide a health clinic for low-income residents of Alameda County. The building is currently owned by the OUSD, though it is our understanding that it is not under the jurisdiction of the California Division of the State Architect (DSA).

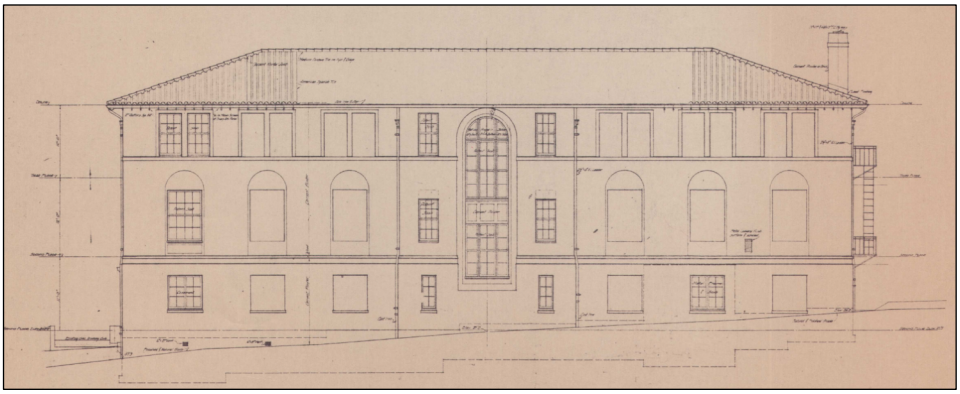


***Figure-2.1**: Original Design Drawings (South Elevation)*

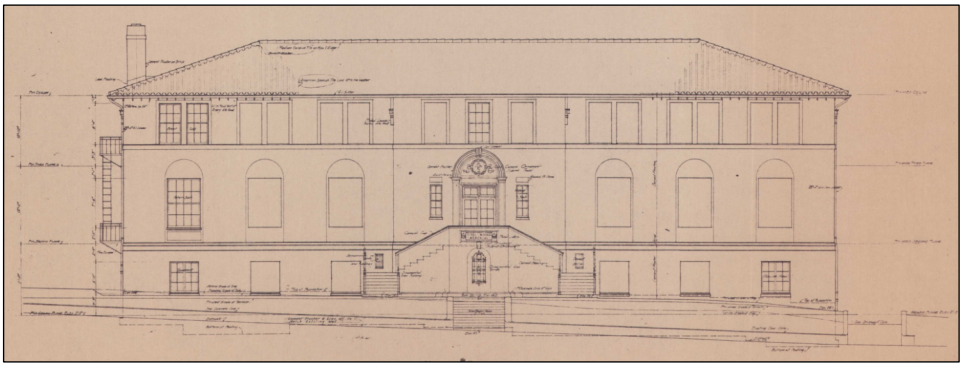


***Figure-2.2**: Original Design Drawings (North Elevation)*

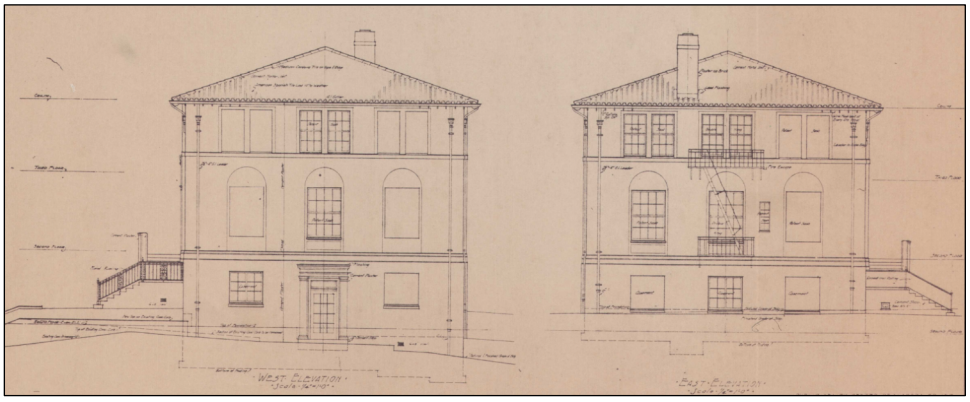


***Figure-2.3**: Original Design Drawings (West & East Elevations)*

3 STRUCTURAL CONFIGURATION

The building is a three-story wood-framed structure founded on a combination of concrete strip footings and isolated spread footings. A slab-on-grade occurs at the ground level floor and wood joist framing occurs at the second and third floors. Wood trusses form the roof level and vertical loads from all levels are transmitted to the foundation through wood stud walls. Based on our observations and available access, traditional "platform" framing construction techniques appear to have been utilized. The exterior walls of the building have a stucco plaster finish, and the roof consists of composition shingles. Diagonal sheathing was observed at the floors, walls, and roof which was commonly used at the time.

4 STRUCTURAL CONDITION REVIEW

Salas O'Brien visited the site on May 14, 2025. The walkthrough addressed the first, second, and third floors of the structure. The roof attic space was not safely accessible and therefore could not be fully observed. Additionally, certain areas on the first, second, and third floors could not be safely viewed due to obstructions caused by damaged elements. The interior of the structure has sustained significant damage in its unoccupied, non-operational state. It is our understanding that the building at times provides shelter for homeless occupants.

Various interior fires have likely occurred in attempts to maintain a comfortable temperature for occupants. We suspect most of these fires have initiated on the first floor. This is evidenced by extensive charring damage, primarily at the first-floor corridor walls and portions of the first-floor corridor ceilings.

Based on information from OUSD, the largest and most recent fire occurred on July 23, 2024. The event caused significant damage to the region of the building bounded by grids F, G, 1, and 2 at the first, second, and third floors in addition to the first-floor corridor (Figure 5.1). At the first floor, a debris pile (roughly 8 feet to 10 feet in diameter) was found near grids F.5 and 1.5. At the second floor directly above, a large hole (15 feet to 20 feet in diameter) was noted. A group of smaller holes were observed at the third floor directly above in the same vicinity. At both the second and third floors, localized structural failure of the floor joists and floor diaphragm have occurred in the region bounded by grids F, G, 1, and 2.

At another location on the second floor, a smaller hole (roughly 3' to 5' in diameter) near grids H.5 & 3.5 was noted during the walkthrough (Figure 7.3.13). It's possible this damage was caused by a separate event unrelated to the July 2024 fire. However, this has not been confirmed.

Based on the Fire Incident Report from the City of Oakland, the July 2024 fire originated on the first floor and then moved upward (Figure 4.1). Additionally, several large holes were noted on the roof in various locations. These holes were created by emergency services to access and safely contain the fire.

Water-damaged studs were noted on the third floor near grids H.3 & 3 (Figure 7.3.15). Given the depth of the damage, it's likely the decay was initiated prior to the 2024 fire event and was caused by a roof leak or a plumbing leak.



Figure-4.1: *Approximate Origin of 2024 Fire Event (Aerial Image)*

5 STRUCTURAL FINDINGS AND RECOMMENDATIONS

The 2024 fire event has caused notable damage as follows:

- Interior corridor bearing walls at the first floor have sustained significant fire damage.
- Structural failure of the second floor has occurred in the region bounded by grids 1, 2, F, and G (Figure 5.1). Aside from presenting a falling hazard, this has created an instability in the exterior bearing walls in this region.
- Localized failure of the third-floor framing was observed near grids E.5 & 1.5.
- Isolated portions of the roof diaphragm have been damaged, likely affecting various roof trusses.

Based on the location and extent of the damage, Salas O'Brien has the following structural recommendations. These recommendations shall be reviewed by a licensed General Contractor for compliance with CalOSHA and local safety regulations. This information has also been provided graphically in Figures 5.1 thru 5.5.

- Step 1 - Remove existing debris and interior finishes to verify the extent of fire damage.
- Step 2 - Provide temporary shoring to stabilize the primary structural bearing lines.
- Step 3 - Demolish the portions of the structure identified in Figures 5.1 – 5.5. If additional damage has occurred beyond that observed, additional demolition will be required.

- Step 4 – Rebuild the demolished region in accordance with current codes and practices. Appropriate tie-ins to the surrounding structure will need to be detailed and installed.
- Step 5 – Repair and restore the less damaged portions of the structure surrounding the severely damaged regions. This includes “sistering” joist members to damaged joists and patching.

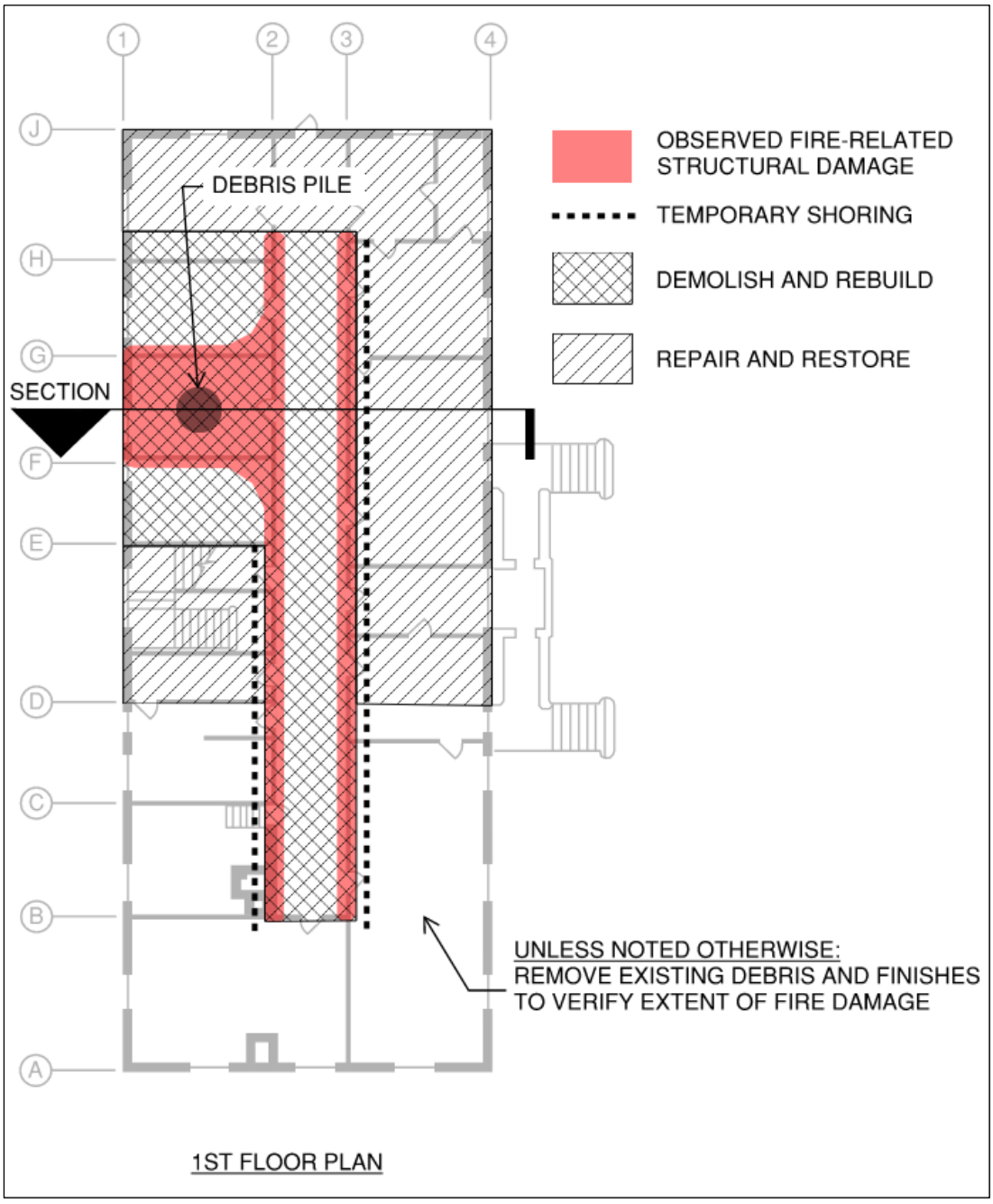


***Figure-5.1**: Fire Damage and Repair Recommendations (1st Floor)*

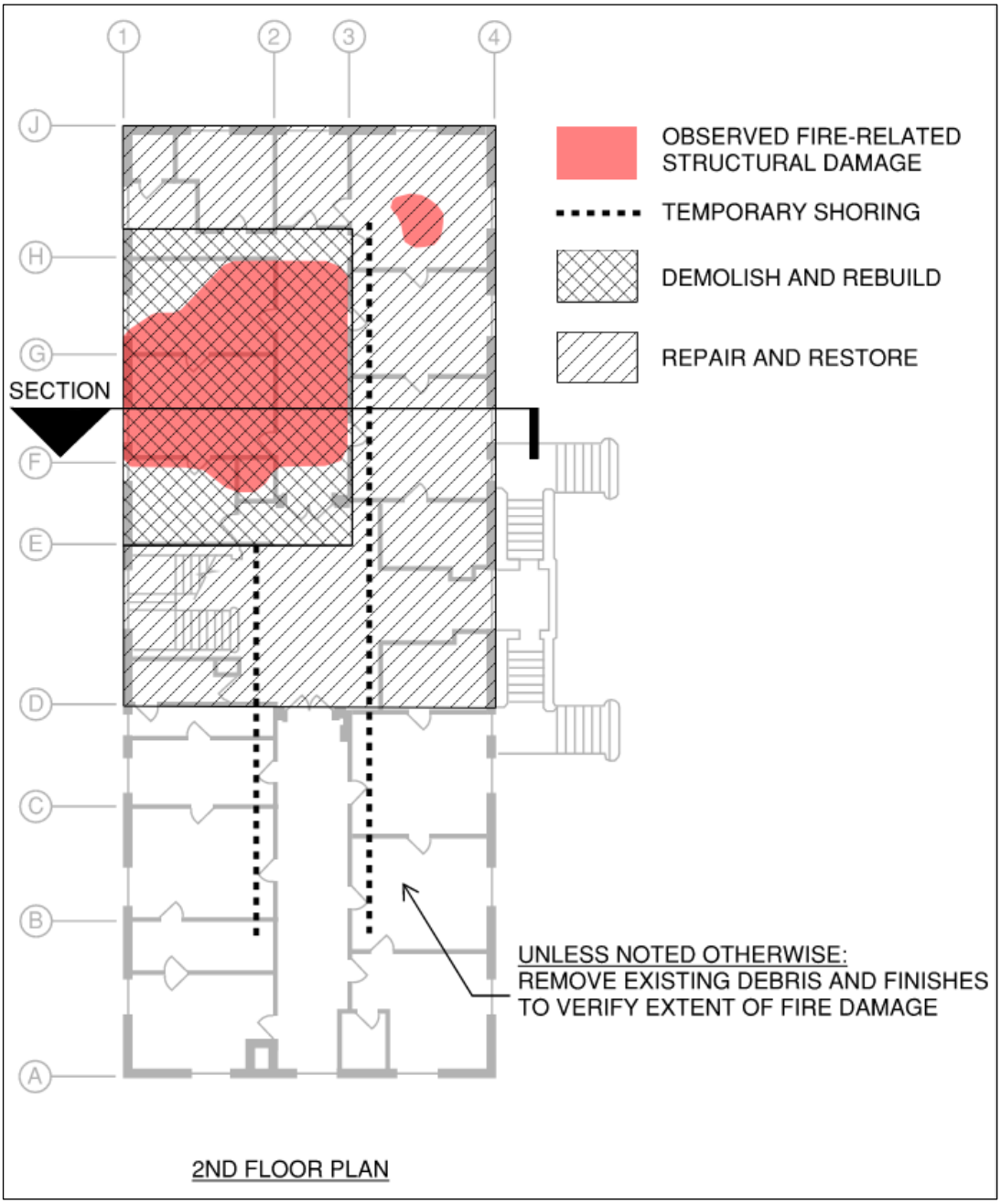


Figure-5.2: *Fire Damage and Repair Recommendations (2nd Floor)*

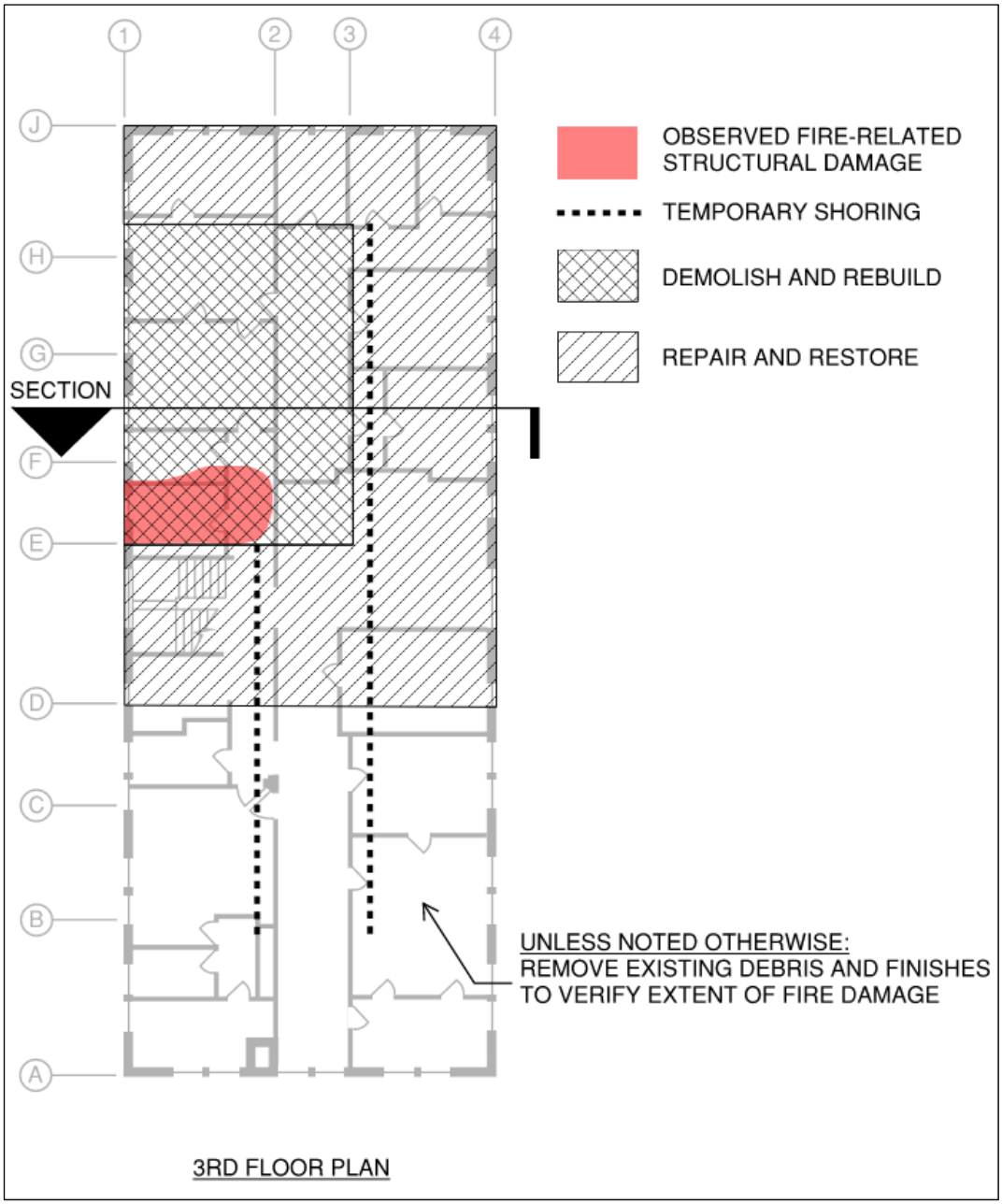


Figure-5.3: *Fire Damage and Repair Recommendations (3rd Floor)*

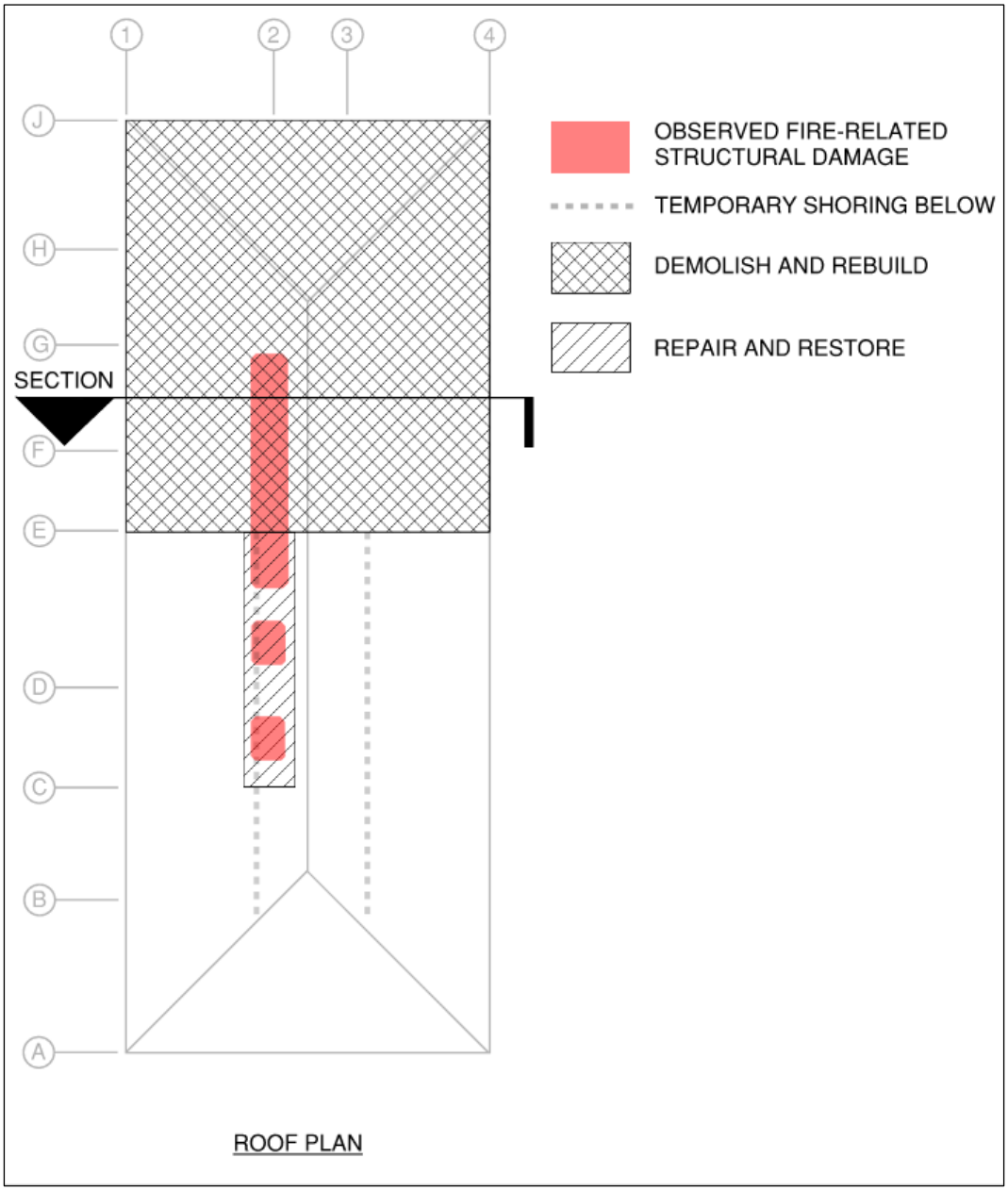


***Figure-5.4**: Fire Damage and Repair Recommendations (Roof)*

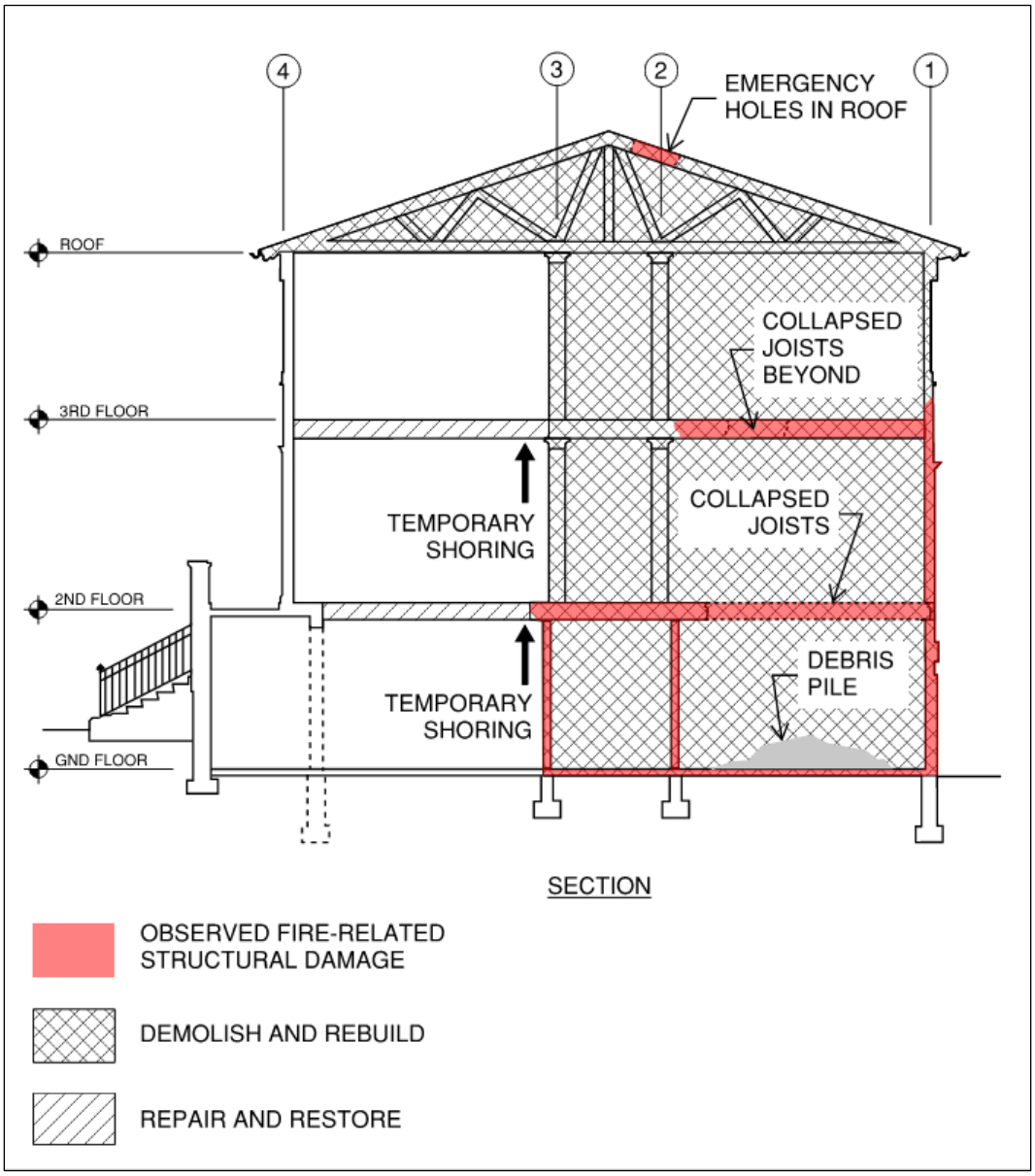


***Figure-5.5**: Fire Damage and Repair Recommendations (Section)*

Given the structure's location within a zone of high seismicity, and the extent of the reconstruction scope, a seismic retrofit could be required under the California Existing Building Code (CEBC) provisions. It is recommended that a pre-application meeting is held with the City of Oakland to discuss the building's expected seismic performance and retrofit requirements prior to initiating the construction sequence outlined above.

6 REFERENCE DOCUMENTS

Digital copies of the following documents were utilized for this report:

- “Ethel Moore Memorial Building” drawings prepared by the Construction Department of the Oakland Board of Education; dated November 16, 1921
- “Fire Incident Report” prepared by the City of Oakland, California, dated 7/23/2024
- “NFPA 921 - Guide for Fire and Explosion Investigations” prepared by the National Fire Protection Agency (NFPA), dated December 22, 2023
- “CEBC 2022” California Existing Building Code, published by the California Building Standards Commission (CBSC), dated July 1, 2022

7 APPENDIX

7.1 Site Location

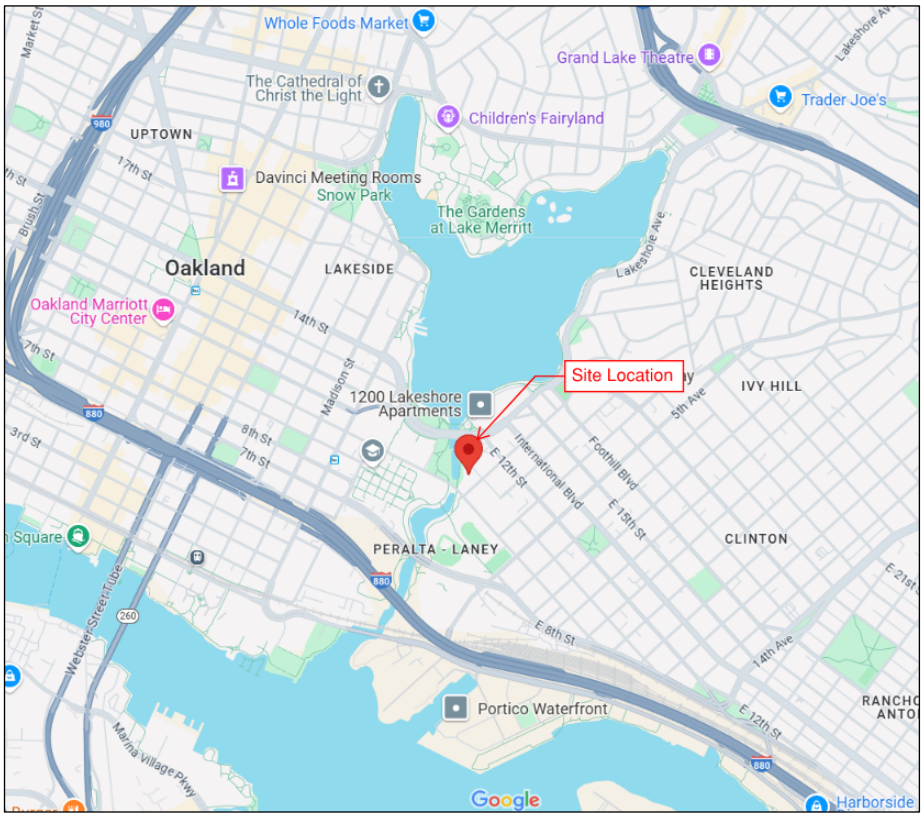
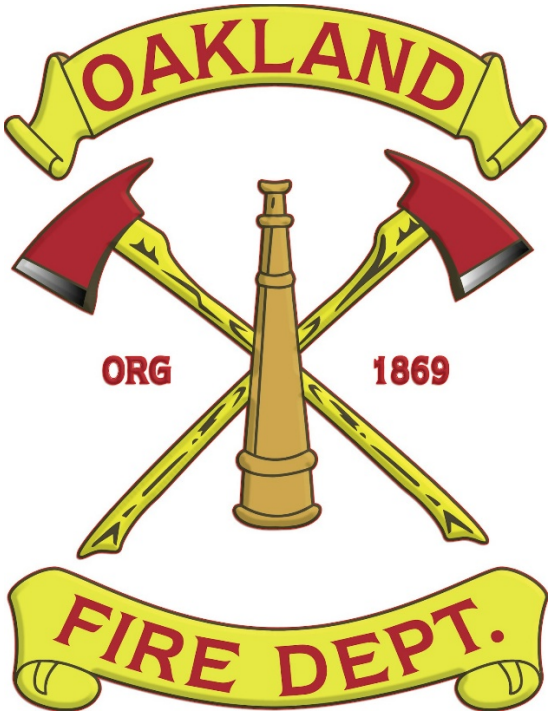


***Figure-7.1.1**: Site Location*

7.2 Fire Incident Report





Oakland Fire Department
CUSTODIAN OF RECORDS
1603 M.L.K. Jr. Way
Oakland, CA 94612
510-238-4036
kcrayton@oaklandca.gov
Printed: 06/19/2025 10:23:09
Number of Pages: 11

Incident Report
2024-0058855 -000

Basic	
Alarm Date and Time	01:55:56 Tuesday, July 23, 2024
Arrival Time	02:03:03
Controlled Date and Time	
Last Unit Cleared Date and Time	05:15:44 Tuesday, July 23, 2024
Response Time	0:07:07
Turnout Time	0:01:06
Priority Response	Yes
Completed	Yes
Fire Department Station	ST04
Shift	A
Incident Type	111L - Building fire large
Aid Given or Received	N - None
Action Taken 1	11 - Extinguish
Action Taken 2	12 - Salvage & overhaul
Casualties	No
Apparatus - Suppression	14
Personnel - Suppression Personnel	46
Property Loss	$650,000.00
Contents Loss	$0.00
Property Value	$650,000.00
Contents Value	$2,500,000.00
Detector Alerted occupants	20
Hazardous Material Released	N - None
Property Use	215 - High school/junior high school/middle school
Location Type	Address
Address	1025 2ND AVE
City, State Zip	OAKLAND, CA 94606
Directions	1025 2ND AV
Map Page	649-5H

Situation	
Initial Dispatch Code	1
Final Dispatch Code	1

Person Involved: [redacted]	
Owner	Yes
Involvement Code	EMP
Name Prefix	[redacted]
Last Name	[redacted]
First Name	[redacted]
Business Name	[redacted]
Street Address	[redacted]
City, State Zip	[redacted]
Phone	[redacted]

Person Involved - Unknown,	
Involvement Code	REP

Oakland Fire Department
CUSTODIAN OF RECORDS
1603 M.L.K. Jr. Way
Oakland, CA 94612
510-238-4036
kcrayton@oaklandca.gov
Printed: 06/19/2025 10:23:09
Number of Pages: 11

Incident Report
2024-0058855 -000

Person Involved - Unknown,	
Last Name	Unknown
Street Address	
Phone	70778711

Fire	
Structure Type	1 - Enclosed building
Number of Buildings Involved	1
Area of Origin	98 - Vacant structural area
Heat Source	UU - Undetermined
Item First Ignited	UU - Undetermined
Type of Material	UU - Undetermined
Cause of Ignition	U - Cause undetermined after investigation
Contribution To Ignition 1	NN - None
Suppression Factor 1	520 - Automatic sprinkler, standpipe connection problem
Suppression Factor 2	443 - Poor access for firefighters
Suppression Factor 3	141 - Floor collapse

Structure	
Status	5 - Vacant and secured
Floor of Origin	1
Stories Above Grade	3
Building Length	110
Building Width	40
Total Square Feet	4400
Fire Spread	4 - Confined to building of origin
Stories with Minor Damage	1
Stories with Significant Damage	1
Stories with Heavy Damage	1
Item Contributing To Spread	UU - Undetermined
Detector Presence	2
AES Presence	1
AES Type	2 - Dry-pipe sprinkler
AES Operation	4 - System did not operate
AES Failure Reason	6 - System components damaged

Apparatus - T2	
Apparatus ID	T2
Response Time	0:05:16
Turnout Time	0:01:17
Apparatus Dispatch Date and Time	01:57:47 Tuesday, July 23, 2024
En route to scene date and time	01:59:04 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:03:03 Tuesday, July 23, 2024
Apparatus Clear Date and Time	05:14:16 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	5
Apparatus Use	Suppression
Apparatus Type	12 - Truck or aerial

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Apparatus - T2	
Hose Lines 5"	1
Hose Feet 5"	300
Ladders > 30'	1
Breathing Apparatus	5
Aerial	1
TIC	1
Pump Time	4
Personnel 1	15928 - Jones, Antony Position: FF
Personnel 2	17796 - Rachesky, Jeremy Position: FF
Personnel 3	20985 - Leal, Nathaniel Position: CPT
Personnel 4	23014 - Valencia, Guillermo Position: FF
Personnel 5	24363 - Chan, Joel Position: FF

Apparatus - E12	
Apparatus ID	E12
Response Time	0:05:19
Turnout Time	3:13:32
Apparatus Dispatch Date and Time	01:57:46 Tuesday, July 23, 2024
En route to scene date and time	01:58:52 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:03:05 Tuesday, July 23, 2024
Apparatus Clear Date and Time	05:12:17 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Type	11 - Engine
Hose Lines 1"	1
Hose Feet 1"	200
Hose Lines 1.75"	2
Hose Feet 1.75"	400
Hose Lines 3"	1
Hose Feet 3"	100
Hose Lines 5"	1
Hose Feet 5"	50
Breathing Apparatus	4
Pump Time	3
Personnel 1	21645 - Brockmire, Brandon Position: FF
Personnel 2	22768 - Halata, Nahel Position: LT
Personnel 3	23644 - Uribe, Fernando Position: ENG
Personnel 4	27282 - Parker, Joshua D

Apparatus - E12	
	Position: FF

Apparatus - E4	
Apparatus ID	E4
Response Time	0:05:25
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	01:57:46 Tuesday, July 23, 2024
En route to scene date and time	01:59:27 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:03:11 Tuesday, July 23, 2024
Apparatus Clear Date and Time	05:11:24 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Type	11 - Engine
Hose Lines 5"	1
Hose Feet 5"	400
Breathing Apparatus	4
Personnel 1	11545 - Comstock, Jesse R
	Position: LT
Personnel 2	22195 - Keahey, Joseph M
	Position: ENG
Personnel 3	22189 - Towata, Jonathan K
	Position: FF
Personnel 4	23308 - Licea, Luis
	Position: PARA

Apparatus - T1	
Apparatus ID	T1
Response Time	0:05:46
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	01:57:47 Tuesday, July 23, 2024
En route to scene date and time	01:59:29 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:03:33 Tuesday, July 23, 2024
Apparatus Clear Date and Time	04:44:46 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	5
Apparatus Use	Suppression
Apparatus Type	12 - Truck or aerial
Ladders > 30'	1
Breathing Apparatus	5
Aerial	1
Pump Time	2
Personnel 1	9170 - Prieto, Roger
	Position: FF
Personnel 2	12983 - Sanders, Neilsen R
	Position: LT
Personnel 3	23334 - Takemoto, Keisuke

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Apparatus - T1	
	Position: FF
Personnel 4	23628 - Barba-Martinez, Carlos A
	Position: FF
Personnel 5	27280 - Powell, Thomas R
	Position: FF

Apparatus - E2	
Apparatus ID	E2
Response Time	0:06:21
Turnout Time	0:02:45
Apparatus Dispatch Date and Time	01:57:46 Tuesday, July 23, 2024
En route to scene date and time	02:00:31 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:04:07 Tuesday, July 23, 2024
Apparatus Clear Date and Time	05:07:32 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Action Taken 1	11 - Extinguish
Apparatus Action Taken 2	21 - Search
Apparatus Type	11 - Engine
Hose Lines 2.5"	1
Hose Feet 2.5"	300
Hose Lines 5"	1
Hose Feet 5"	300
Breathing Apparatus	4
Pump Time	1.5
Personnel 1	12971 - Ibarra, Eduardo H
	Position: LT
Personnel 2	12966 - Shima, Melvin L
	Position: ENG
Personnel 3	21654 - Wong, Joe C
	Position: FF
Personnel 4	27297 - Gilmore, Joseph B
	Position: FF

Apparatus - E1	
Apparatus ID	E1
Response Time	0:07:10
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	01:57:47 Tuesday, July 23, 2024
En route to scene date and time	02:00:31 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:04:57 Tuesday, July 23, 2024
Apparatus Clear Date and Time	04:50:29 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Type	11 - Engine

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Apparatus - E1	
Breathing Apparatus	4
Personnel 1	12961 - Palatino, Roy T
	Position: CPT
Personnel 2	15149 - Lightfoot, Charles
	Position: ENG
Personnel 3	25330 - Espino, Alec
	Position: FF
Personnel 4	26372 - Potter, Benjamin
	Position: PARA

Apparatus - B2	
Apparatus ID	B2
Response Time	0:07:42
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	01:57:47 Tuesday, July 23, 2024
En route to scene date and time	01:59:46 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:05:29 Tuesday, July 23, 2024
Apparatus Clear Date and Time	05:09:04 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	1
Apparatus Use	Suppression
Apparatus Type	92 - Chief officer car
Breathing Apparatus	1
Personnel 1	9794 - Jarreau, Lionel
	Position: CPT

Apparatus - B4	
Apparatus ID	B4
Response Time	0:08:10
Turnout Time	0:02:37
Apparatus Dispatch Date and Time	01:57:47 Tuesday, July 23, 2024
En route to scene date and time	02:00:24 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:05:57 Tuesday, July 23, 2024
Apparatus Clear Date and Time	03:26:22 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	1
Apparatus Use	Suppression
Apparatus Type	92 - Chief officer car
Personnel 1	7019 - Tijiboy, Frank
	Position: B/C

Apparatus - FI1	
Apparatus ID	FI1
Response Time	0:13:07
Turnout Time	0:03:56
Apparatus Dispatch Date and Time	02:00:37 Tuesday, July 23, 2024
En route to scene date and time	02:04:33 Tuesday, July 23, 2024

Apparatus - FI1	
Apparatus Arrival Date and Time	02:13:44 Tuesday, July 23, 2024
Apparatus Clear Date and Time	04:02:22 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	1
Apparatus Use	Suppression
Apparatus Type	00 - Other apparatus/resource
Personnel 1	23642 - Stueve, Patrick
	Position: ASA
	Personnel Action Taken 1: 86 - Investigate

Apparatus - E15	
Apparatus ID	E15
Response Time	0:06:43
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	02:12:34 Tuesday, July 23, 2024
En route to scene date and time	02:15:22 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:19:17 Tuesday, July 23, 2024
Apparatus Clear Date and Time	03:25:19 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Type	11 - Engine
Breathing Apparatus	4
Personnel 1	11528 - Ergun, Kenny M
	Position: LT
Personnel 2	13420 - Garcia, Robert M
	Position: ENG
Personnel 3	23320 - Dee, Choon
	Position: FF
Personnel 4	26533 - Nguyen, Huan
	Position: PARA

Apparatus - T4	
Apparatus ID	T4
Response Time	0:06:46
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	02:12:34 Tuesday, July 23, 2024
En route to scene date and time	02:15:17 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:19:20 Tuesday, July 23, 2024
Apparatus Clear Date and Time	03:42:17 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	5
Apparatus Use	Suppression
Apparatus Type	12 - Truck or aerial
Ladders > 30'	1
Breathing Apparatus	5
Aerial	1

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Apparatus - T4	
Pump Time	1
Personnel 1	17035 - Beck, Austin
	Position: FF
Personnel 2	18857 - Guzman, Ricardo
	Position: FF
Personnel 3	20659 - King, Michael A
	Position: LT
Personnel 4	23316 - Brown, Devin
	Position: LT
Personnel 5	26374 - Simbulan, Michael
	Position: PARA

Apparatus - E16	
Apparatus ID	E16
Response Time	0:06:56
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	02:12:34 Tuesday, July 23, 2024
En route to scene date and time	02:14:02 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:19:30 Tuesday, July 23, 2024
Apparatus Clear Date and Time	03:44:55 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Type	11 - Engine
Breathing Apparatus	4
Personnel 1	3426 - Hall, Keith M
	Position: ENG
Personnel 2	11978 - Yi, David C
Personnel 3	21250 - Kilkenny, Timothy
	Position: FF
Personnel 4	26542 - Bloom, Emmett
	Position: PARA

Apparatus - E3	
Apparatus ID	E3
Response Time	0:14:21
Turnout Time	0:02:38
Apparatus Dispatch Date and Time	02:12:34 Tuesday, July 23, 2024
En route to scene date and time	02:15:12 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:26:55 Tuesday, July 23, 2024
Apparatus Clear Date and Time	03:48:11 Tuesday, July 23, 2024
Apparatus priority response	Yes
Number of People	4
Apparatus Use	Suppression
Apparatus Type	11 - Engine
Breathing Apparatus	4
Personnel 1	13779 - Warren, Sean G

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Apparatus - E3	
	Position: ENG
Personnel 2	14572 - Sweeting, William
	Position: LT
Personnel 3	22209 - Hurtado, Raul
	Position: ASA
Personnel 4	27270 - Brooks, Nicholas A
	Position: FF

Apparatus - A1	
Apparatus ID	A1
Response Time	0:15:31
Turnout Time	0:00:00
Apparatus Dispatch Date and Time	02:12:34 Tuesday, July 23, 2024
En route to scene date and time	02:16:29 Tuesday, July 23, 2024
Apparatus Arrival Date and Time	02:28:05 Tuesday, July 23, 2024
Apparatus Clear Date and Time	04:15:01 Tuesday, July 23, 2024
Apparatus priority response	Yes
Apparatus Use	Suppression
Apparatus Type	61 - Breathing apparatus support

Authority	
Reported By	20985 - Leal, Nathaniel
	12:03:59 Saturday, July 27, 2024
Officer In Charge	20985 - Leal, Nathaniel
	12:04:00 Saturday, July 27, 2024
Reviewer	- ,

Narratives	
Narrative Name	E3
Narrative Type	Incident
Narrative Date	05:40:45 Tuesday, July 23, 2024
Author	14572 - Sweeting, William
Author Rank	LT
Author Assignment	1
Narrative Text	E3 was dispatched on the second alarm. Arrived and conducted face-to-face with command. Initially assigned division Delta, but assignment was changed by CMD to assist E2 on delta side entry point. E3 met E2 determined best access point was delta for an interior hoseline. E3 assisted E2 to advance a charged 1 3/4" handline into building on 1st floor center hallway and up stairwell to second floor. Fire appeared to be heavier in center Charlie side of building. One fisrt floor room appeared to have burned up through the floor above exposing the room on the second floor. A secondary 2 1/2" handline was also brought into the first floor hallway for backup protection. Not much fire was in the 2nd and 3rd floors. E3 performed primary search on 3rd floor while trying to open sealed windows for ventilation. An 1 3/4" hose was charged and used during this search.
Narrative Name	E1
Narrative Type	Incident

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Narratives

Narrative Date	10:20:56 Tuesday, July 23, 2024
Author	12983 - Sanders, Neilsen R
Author Rank	LT
Narrative Text	Assumed RIC and assisted in overhaul
Narrative Name	E12
Narrative Type	Incident
Narrative Date	13:30:09 Tuesday, July 23, 2024
Author	22768 - Halata, Nahel
Author Rank	LT
Author Assignment	1
Narrative Text	E12 arrived on scene pulled 2.25" dead load to front door made access through Alpha side and found heavy smoke, with minor fire extension. E4 brought 4" lead to pumping Eng (E12). Assisted with overhaul.
Narrative Name	E4
Narrative Type	Incident
Narrative Date	15:27:04 Tuesday, July 23, 2024
Author	11545 - Comstock, Jesse R
Author Rank	LT
Narrative Text	E4 took a 4" lead, 300' and supplied E12. Assited T2 with forcible entry into the A side 2nd floor and stretched a 2 1/4" handline to the interior. No fire found on the 2nd floor. relocated to the first floor and asisted E3 with fire attack and overhaul..
Narrative Name	T4
Narrative Type	Incident
Narrative Date	09:37:50 Wednesday, July 24, 2024
Author	20659 - King, Michael A
Author Rank	LT
Narrative Text	T4 was dispatched on the 2nd alarm, and was assigned Division C. T4 assisted with removing plywood from windows, and setting up ladder pipe for a possible defensive attack.
Narrative Name	E15
Narrative Type	Incident
Narrative Date	06:53:02 Thursday, July 25, 2024
Author	11528 - Ergun, Kenny M
Author Rank	LT
Narrative Text	assisted E4 with fire attack on third floor
Narrative Name	2 Truck
Narrative Type	Incident
Narrative Date	11:57:43 Saturday, July 27, 2024
Author	20985 - Leal, Nathaniel
Author Rank	CPT
Author Assignment	1
Narrative Text	2 Truck arrived on scene to find a working fire on the first floor of a boarded up 3 story commercial building. Forcible entry was performed to enter the man door on the alpha side second floor. The fire was located on the first floor and extended to the second floor. 2 Truck used the aerial to ladder the A/D corner. Multiple holes were cut in coordination with interior fire operations.

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Narratives
A primary search was completed and negative. The scene was left in care of OUSD bulding rep.

Special Studies	
Special Study Name	Special Study 1
Special Study ID	1
Special Study Code	3
Start Date	July 1, 2024

Investigation	
Arrival Time	02:13:44 Tuesday, July 23, 2024
Investigation Started	Yes
NFPA 921 Fire Cause	01 - Undetermined
Ignition Cause	U - Cause undetermined after investigation
Ignition Area of Origin	98 - Vacant structural area
First Ignited Item	UU - Undetermined
First Ignited Property Use	215 - High school/junior high school/middle school
Member Making Repot	23642 - Stueve, Patrick
Investigation Completed	Yes

End of Report

7.3 Photos



***Figure-7.3.1**: East Elevation*



***Figure-7.3.2**: West Elevation*



***Figure-7.3.3**: North Elevation*



***Figure-7.3.4**: South Elevation*



Figure-7.3.5: *Fire Damage at 1st Floor Corridor*



Figure-7.3.6: *Fire-Damaged Studs at 1st Floor Corridor*



Figure-7.3.7: *Fire-Damaged Studs at 1st Floor Corridor*



Figure-7.3.8: *Fire-Damaged Framing at 1st Floor Corridor Ceiling*



***Figure-7.3.9**: Presumed Origin of July 2024 Fire Event at 1st Floor*



***Figure-7.3.10**: Collapsed 2nd Floor Above Fire Origin*

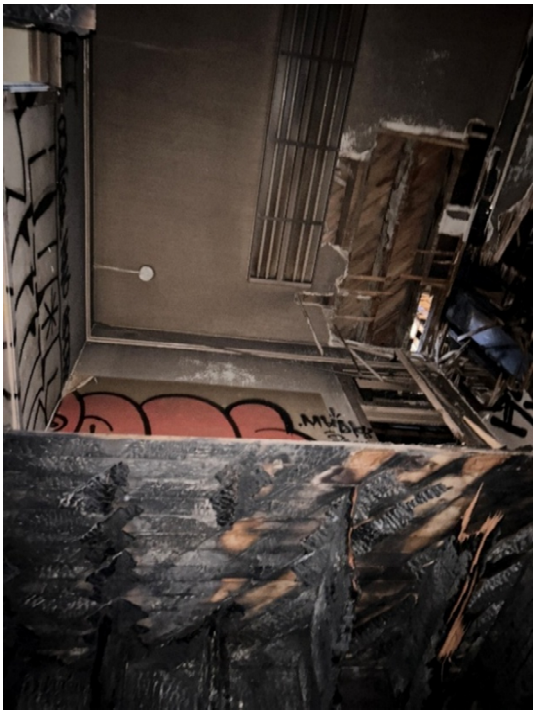


Figure-7.3.11: *Collapsed 2nd Floor over Fire Origin and 3rd Floor Damage (Looking Upward)*



Figure-7.3.12: *Collapsed 2nd Floor over Fire Origin (Looking Downward)*



***Figure-7.3.13**: Fire Damage at 2nd Floor near Grids H.5 & 3.5*



***Figure-7.3.14**: Fire Damage at 3rd Floor near Grids E.5 & 1.5*



***Figure-7.3.15**: Water Damaged Studs at 3rd Floor near Grids H.3 & 3*



***Figure-7.3.16**: Holes in Roof near Grids 2 & C (Looking Upward from 3rd Floor)*