

## Types of Approved Repairs

	<b>Types of Approved Repairs - Capital Improvement Cost Recovery Standard</b>	
<b>Alameda</b>	<ul style="list-style-type: none"> <li>• New roof covering all or substantially all of a building or a structurally independent portion of a building</li> <li>• Significant upgrade of the foundation of all or substantially all of a building or a structurally independent portion of a building, including seismic retrofits</li> <li>• New or substantially new plumbing, electrical or heating, ventilation and air conditioning (HVAC) system for all or substantially all of a building</li> <li>• Exterior painting or replacement of siding on all or substantially all of a building</li> </ul>	<ul style="list-style-type: none"> <li>• Repairs reasonably related to correcting and/or preventing the spread of defects which are noted as findings in a Wood Destroying Pest and Organisms Inspection Report</li> <li>• Installation of water conservation devices intended to reduce the use of water or energy efficient devices, such as solar roof systems</li> <li>• Improvements or upgrades to the Rental Unit or the building/complex that meet or exceed disability/accessibility standards as required by law</li> </ul>
<b>Berkeley</b>	<ul style="list-style-type: none"> <li>• New roof covering all or substantially all of a building or a structurally independent portion of a building</li> <li>• Significant upgrade of the foundation of all or substantially all of a building or a structurally independent portion of a building</li> <li>• New or substantially new plumbing, electrical or heating system for all or substantially all of a building</li> </ul>	<ul style="list-style-type: none"> <li>• Exterior painting or replacement of siding on all or substantially all of a building</li> <li>• Repairs reasonably related to correcting and/or preventing the spread of defects which are noted as findings in a Wood Destroying Pest and Organisms Inspection Report</li> </ul>
<b>Los Angeles</b>	<p><i>Capital Improvement Rent Surcharges:</i></p> <ul style="list-style-type: none"> <li>• Roofing</li> <li>• Carpeting</li> <li>• Draperies</li> <li>• Stuccoing the outside of a building</li> <li>• Air conditioning</li> <li>• Security gates</li> <li>• Swimming pool</li> <li>• Sauna or hot tub</li> <li>• Fencing</li> <li>• Garbage disposal</li> <li>• Washing machine or clothes dryer</li> <li>• Dishwasher</li> <li>• Children’s play equipment permanently installed on the premises</li> <li>• Complete exterior painting of a building</li> <li>• Smoke detectors</li> <li>• Other similar improvements as determined by the Commission</li> </ul>	<p><i>Capital Improvement Primary Renovation:</i></p> <ul style="list-style-type: none"> <li>• Replacement or substantial modification of any structural, electrical, plumbing or mechanical system that requires a permit under the Los Angeles Municipal Code</li> <li>• Abatement of hazardous materials, such as lead-based paint and asbestos, in accordance with applicable federal, state and local laws</li> </ul>
<b>Oakland</b>	<ul style="list-style-type: none"> <li>• Air Conditioning</li> <li>• Appliances</li> <li>• Cabinets</li> <li>• Carpentry</li> <li>• Counters</li> <li>• Doors</li> <li>• Earthquake Expenses</li> <li>• Electrical Wiring</li> <li>• Elevator Repair</li> </ul>	<ul style="list-style-type: none"> <li>• Locks</li> <li>• Mailboxes</li> <li>• Meters</li> <li>• Plumbing</li> <li>• Painting</li> <li>• Paving</li> <li>• Plastering</li> <li>• Pumps for Water Intrusion</li> <li>• Railing</li> </ul>

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	<ul style="list-style-type: none"> <li>• Fencing and Security</li> <li>• Fire Alarm and/or Sprinkler Systems</li> <li>• Fire Escapes</li> <li>• Flooring</li> <li>• Fumigation</li> <li>• Furniture (Permanent) Heating</li> <li>• Insulation</li> <li>• Landscaping</li> <li>• Lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Roofing</li> <li>• Security Systems</li> <li>• Stairs</li> <li>• Structural Repairs and Retrofitting</li> <li>• Stucco</li> <li>• Tilework</li> <li>• Wallpaper</li> <li>• Window Coverings</li> </ul>
<b>San Francisco</b>	<ul style="list-style-type: none"> <li>• Appliances</li> <li>• Fixtures</li> <li>• Locks</li> <li>• Light fixtures</li> <li>• Water heaters and blankets</li> <li>• Shower heads</li> <li>• Time clocks</li> <li>• Hot water pumps</li> <li>• Carpeting, linoleum, and exterior and interior painting of common areas</li> <li>• New foundation</li> <li>• New floor structure</li> <li>• New ceiling or walls</li> <li>• New sheetrock</li> <li>• New plumbing (new fixtures, or piping)</li> <li>• Weather stripping</li> <li>• Ceiling insulation</li> <li>• Seals and caulking</li> <li>• New furnaces and heaters</li> <li>• Refrigerators</li> </ul>	<ul style="list-style-type: none"> <li>• New electrical wiring</li> <li>• New stairs</li> <li>• New roof structure</li> <li>• New roof cover</li> <li>• New window</li> <li>• Fire escapes</li> <li>• Central smoke detection system</li> <li>• New wood or tile floor cover</li> <li>• New sprinkler system</li> <li>• Boiler replacement</li> <li>• Air conditioning-central system</li> <li>• Exterior siding or stucco</li> <li>• Elevator rebuild</li> <li>• Elevator cables</li> <li>• Additions such as patios or decks</li> <li>• Central security system</li> <li>• New doors</li> <li>• New mail boxes</li> <li>• New kitchen or bathroom cabinets and sinks.</li> </ul>
<b>San Jose</b>	<ul style="list-style-type: none"> <li>• ADA Driveway Egress</li> <li>• Insulation</li> <li>• ADA Ramps</li> <li>• Structural Iron or Steel Work</li> <li>• Air Conditioning</li> <li>• Masonry-Chimney Repair</li> <li>• Drought Tolerant Landscape</li> <li>• Security System (including security gates and fencing)</li> <li>• Elevators</li> <li>• Shear Wall Installation</li> </ul>	<ul style="list-style-type: none"> <li>• Fire Alarm System</li> <li>• Soft Story Retrofit</li> <li>• Fire Escape</li> <li>• Solar power panels</li> <li>• Fire Sprinklers/Retardant System</li> <li>• Sub metering</li> <li>• Foundation Bolting</li> <li>• Windows</li> <li>• Foundation Repair</li> <li>• Foundation Replacement</li> </ul>