

# WHAT YOU NEED TO KNOW ABOUT SB-721

PRESENTED BY:



## DECK INSPECTIONS REQUIRED IN CA

As of January 1, 2020, CA Senate Bill 721 has taken effect for apartment buildings. This bill requires owners to conduct a visual inspection of exterior elevated elements (EEE) which are six feet above the ground and structurally rely on wood or wood-based materials. All buildings with three or more multifamily dwelling units will need to have their EEE's inspected.\*

[https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=20172018058721](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=20172018058721)



## FREQUENTLY ASKED QUESTIONS



### WHO CAN PERFORM THESE INSPECTIONS?

Inspections need to be performed by a licensed architect, licensed civil or structural engineer, a licensed contractor (A, B, or C-5 license) with at least 5 years experience constructing multistory wood frame buildings, or an individual certified as a building inspector or building official.

The inspector will generate a report which will include a list of the components inspected, the current physical condition of these components, the remaining useful life of the components, and recommendations for repairs if needed.

**Note:** 15% of each type of EEE must be inspected.



### WHEN DO INSPECTIONS NEED TO OCCUR?

The initial inspection must happen before January 1, 2025, and then be performed every 6 years after that.



### WHEN DO REPAIRS NEED TO BE COMPLETED?

If elements are identified that need repair but do not have immediate safety concerns, the building owner needs to apply for the repair permits within 120 days after they receive the inspection report. When the permit is approved, they have 120 days to complete the work.

If elements are identified to pose an immediate safety concern, SB 721 requires the inspector to send a copy of the inspection report to the property's local enforcement agency within 15 days. The agency will then send the owner a notice to correct the safety problems, which will include the time frames.



### SHOULD THE PROPERTY OWNER WAIT?

It is not recommended for owners to wait until the last minute to have these inspections performed. As 2025 approaches, the demand for the inspections will increase causing the price to increase as well as the availability of the inspectors to decrease.

If repairs are needed, waiting until the last minute may cause a financial strain on the owner. Having your inspection done early will allow for the phasing of the inspections as well as the repairs.



### ARE THERE PENALTIES FOR NOT DOING REPAIRS?

If there are EEE's that need non-immediate safety repairs, the owner is responsible for beginning the repair process within 180 days after the inspection. If this does not happen, the owner may receive a civil penalty between \$100-\$500 per day.

### EXAMPLES OF EXTERIOR ELEVATED ELEMENTS (EEE):

- Decks
- Patios
- Balconies
- Elevated walkways
- Railings associated with these EEE's

## HOW CAN LIFE SPECIALTY COATINGS ASSIST?



- Create detailed specifications so bids are apples to apples.
- Provide the owner a list of vetted and licensed vendors to perform the inspections.
- Refer qualified contractor(s) to bid your project OR train existing contractors you have a relationship with.
- Visit your building before, during, and after the repairs to ensure your warranty is valid.
- Discuss maintenance plans with the owner for funding allotment.

### FOR A FREE CONSULTATION:

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