

WHAT YOU NEED TO KNOW ABOUT SB-326

PRESENTED BY:



DECK INSPECTIONS REQUIRED IN CA

As of January 1, 2020, CA Senate Bill 326 has taken effect for HOA communities. This bill requires associations 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/billTextClient.xhtml?bill_id=2019202005B326



FREQUENTLY ASKED QUESTIONS



WHO CAN PERFORM THESE INSPECTIONS?

Inspections need to be performed by a Licensed Structural Engineer or Architect. They 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. This report will be added to the community's reserve study.



WHEN DO REPAIRS NEED TO BE COMPLETED?

- If non-critical repairs are needed, the association does not have a timeline per SB-326.
- If emergency repairs are needed, SB 326 requires the inspector to send a copy of the inspection report to the property's local enforcement agency 15 days after completing the report. The association must take preventative steps immediately to prevent access to the affected EEEs until repairs are performed, inspected, and approved by the enforcement agency.



SHOULD MY COMMUNITY WAIT?

It is not recommended for communities 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 also 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 community. Having your inspection done early will allow for the phasing of the inspections as well as the repairs.



WHEN DO INSPECTIONS NEED TO OCCUR?

The initial inspection must happen before January 1, 2025, and then be performed every 9 years after that.

HOW CAN LIFE SPECIALTY COATINGS HELP MY COMMUNITY?



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

Examples of EEE:

Balconies | Decks | Patios | Elevated walkways with railings

FOR A FREE CONSULTATION:

BECKY LARSON
(760) 907-9743
becky.l@lifecoatings.com



LIFE SPECIALTY COATINGS
12927 SUNSHINE AVENUE
SANTA FE SPRINGS, CA 90670

Please Note: Life Paint Company DBA Life Specialty Coatings (the Company) hereby declares that said Company and/or any of its agents or representatives will not bear responsibility for the performance or actions of any professional or business entity or individual trained or recommended by the Company.