

## **SB 721 – Balcony & Deck Inspections of Apartment Buildings Every 6 Years**

15% of balconies & decks must be inspected once every six years on apartment buildings with 3 or more units.

Building owners have to pay for inspection.

Emergency repairs need to be conducted immediately.

Non-emergency repairs: 120 days to apply for a permit then 120 days to repair once permit is approved. They can also seek an extension.

If repairs not complete within 180 days then local enforcement agency gets involved.

Once owner receives notice from enforcement agency, owner has 30 more days to complete fixes before penalties start.

Inspection shall be performed by a contractor with proper licensing and experience, licensed architect, licensed civil or structural engineer, or an individual certified as a building inspector or building official from a recognized state, national, or international association as determined by the local jurisdiction.

Exterior elevated element: balconies, decks, porches, stairways, walkways, entry structures, and their supports and railings, that extend beyond exterior walls of the building and which have a walking surface that is elevated more than six feet above ground level, and rely in whole or in a substantial part on wood or wood-based products for structural support or stability.

Inspection is to determine that the exterior elevated elements and their associated waterproofing elements are in a generally safe condition, adequate working order, and free from any hazardous condition caused by fungus, deterioration, decay, or improper alteration to the extent that the life, limb, health, property, safety, or welfare of the public or the occupants is not endangered.

Inspection shall include:

- Sampling at least 15% of exterior elevated elements
- Condition of exterior elevated elements and recommendations for further inspection, repair or replacement.
- Identify exterior elevated elements that are a threat to the health or safety of the occupants
- Assessment of load-bearing components and associated waterproofing elements allowing for evaluation of their performance by direct visual examination or a comparable means of evaluating their performance.

Inspection shall be completed by Jan 1, 2025 and every six years thereafter.

If an equivalent inspection was done during the prior three years (2016, 17, 18) then they are ok through 2025.