

## DECK INSPECTION REQUIREMENTS UNDER SB 326

- Applies to common interest developments with buildings containing 3 or more dwelling units
- Elevated Exterior Elements (balconies, decks, walkways, and stairs) must be inspected if:
  - Walking surface is more than 6 feet above ground level
  - Designed for human occupancy or use
  - Supported by wood or wood-based products
- Visual inspection and subsequent report must be done by a licensed Architect or Structural Engineer
- A random and statistically significant sample of elements must be inspected to provide a 95% confidence that the results are reflective of the whole, with a margin of error of 5%
- First inspection and report for existing developments or developments permitted before January 1, 2020 must be completed by January 1, 2025; subsequent inspections every 9 years, thereafter
- If the building permit was submitted after January 1, 2020, the first inspection must be done within 6 years of the certificate of occupancy
- If there is evidence of water intrusion into the structure of the elements, intrusive inspection may be required (i.e. destructive testing)
- If there is a safety threat identified, it must be reported to the local code enforcement agency and access must be restricted

## HOW B2R WILL HELP YOU

- Determine how many elevated exterior elements need to be inspected (based on a 95% confidence, most of the elements will need to be inspected)
- Determine an overall cost to provide the inspections and report
- Randomly select the elements to be inspected
- Coordinate with the Management team and Association to schedule inspection times (some access to individual units will likely be required)
- Inspect the elements and produce a report of our findings for the Association (the report is to become a part of the next reserve study)
- Inform the Association if more intrusive inspections are required and if any repairs are required
- Offer various fee structures to keep Associations in compliance and minimize the financial impact
- **B2R will keep you in compliance with the inspection of reporting requirements under SB 326 as outlined above without an onerous assessment to your unit owners**

## LOCK IN B2R NOW TO PERFORM THE INSPECTIONS

- Since the first inspections are required to be completed in less than 5 years, B2R is urging Managers and Associations to get locked in with our inspection services and cost as soon as possible
- As the deadline nears, it will be more difficult to get the inspections scheduled on time and the number of inspectors available will be limited
- The cost to provide the inspections and report will increase closer to the deadline