

DECK AND BALCONY INSPECTIONS

CALIFORNIA SENATE BILL SB-721

New Inspection Requirements for Buildings

California Senate Bill 721 requires multi-family associations and apartment buildings to perform Deck and Balcony Inspections.

This law, enacted in response to a tragic incident in 2015 that claimed 6 lives, requires comprehensive inspections of exterior elevated elements to ensure safety. The legislature enacted these measures to prevent such future tragedies.

Inspections Requirements Cover:

- Balconies
- Decks
- Catwalks
- Railings
- Walkways
- Other exterior elements with walking surfaces

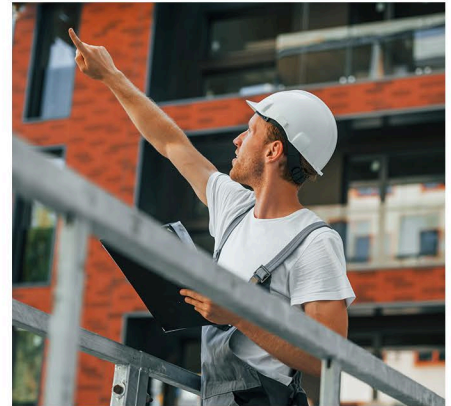
Key Highlights of SB 721

SB 721 mandates inspections every 6 years for buildings with 3 or more units and 2 or more stories, with the first inspection due by January 1, 2025. It outlines specific timelines and procedures for repair permits, including deadlines for permit applications and completion of repairs, with potential penalties for non-compliance. Additionally, it imposes penalties for non-compliance and requires record-keeping of inspection reports for disclosure to buyers upon property sale.

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About QAI

Founded in 1995, QAI is a testing, inspection and certification body that holds specific accreditations and recognitions by International Accreditation Services (ICC), Standard Council of Canada (SCC) and OSHA for Building Products, Recreational Vehicles, Factory Built Structures, Electrical and Electromagnetic Compatibility.



QAI's team of inspection experts
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