

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



SB 326 Due Diligence Request Form

Use a separate form for each property.

Please provide as much information as possible to clarify the scope of work appropriate for your purposes.

The form includes text boxes for typing information, drop-down boxes with standard items to choose from, and check boxes for multiple options. The input fields are highlighted in blue. The Tab key will move to the next input box. Please fill in this form as a PDF and then save each Project/HOA as its own separate PDF. The green button below can be used to clear the form for your next Project/HOA.

Client Information Section

This section asks for information about the person to whom the report should be addressed and if there are project numbers we should reference in the report.

Property Information Section

This section is for property specific information. Information for up to two property contacts can be included. These are the people we will contact to arrange our site visit. Please provide separate form for each individual property.

When emailing back this form, please attached any photos (different types of decks, aerials, etc.), plans, past repair documents, or additional comments/information that would help to clarify the scope of work.

If you have any questions about the information on this form, please do not hesitate to contact us.

Client Information *(Report will be addressed to this person)* **CLICK BUTTON TO CLEAR FORM**

Contact Name		Phone No.	
Company		Email	
Address		Alt Email	
City, State Zip		Project No.	

Property Information *(EEE = Elevated Exterior Elements; Balconies, Decks, Walkways, Stairways)*

Property/HOA Name			
Property Address			
City, State Zip			
No. of Buildings		Total No. of Units	
No. of Stories		Year Built	
Total No. of EEE		# EEE Configurations	
EEE Surface Type		Deck Framing Open?	
EEE Soffit Material		EEE Leaks Reported	
Past EEE Repairs/When			
Issues/Comments			

Please provide any plans, photos, past repair documents, etc. when returning this form.

Onsite Contact		Phone No.	
Email		Other Phone No.	
Alternate Contact		Alternate Phone No.	
Alternate Email		Other Phone	

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