



## Balcony Inspections

### Background and submittal requirements

There are two related bills: SB721 and SB326. In both cases, the responsible parties—either the building owner or the HOAs—must hire professionals to conduct inspections. The report must be submitted to the responsible party, and if repairs are needed, to the Building Division, along with a permit application and construction drawings prepared by a licensed engineer. A copy of any report that recommends immediate repairs, advises that any building assembly poses an immediate threat to the safety of the occupants, or that preventing occupant access or emergency repairs, including shoring, is necessary, shall be provided by the inspector to the owner of the building and to the local enforcement agency within 15 days of completion of the report.

If the report identifies structural deficiencies posing immediate danger and the construction drawings are not ready within 15 days for submission with the building permit application, while preparing the permit package, submit the report under the 'Issues, Concerns, and Violations' tab of our online submittal portal, [iMS](#) > under 'Complaint Type' > Residential Habitability (safety issues related to building structures).

If the report confirms safe conditions, it does not need to be submitted to the City.

#### References:

[SB 721](#), Hill. Building standards: decks and balconies: inspection.

Filed with the Secretary of State, September 17, 2018

SECTION 1. Section 1954 of the Civil Code is amended.

This section addresses landlords' access.

SEC. 2. Article 2.2 (Section 17973) is added to the Health and Safety Code

This section outlines the inspection and reporting procedure for multifamily residential buildings containing three or more dwelling units.

[SB 326](#), Hill. Common interest developments. -

Filed with the Secretary of State August 30, 2019

SECTION 1. Section 5551 is added to the Civil Code

EC. 2. Section 5986 is added to the Civil Code

Overall, SB-326 aims to enhance the safety and maintenance of common interest developments by establishing clear inspection and reporting requirements, empowering associations to take legal action, and ensuring transparency with association members.