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Why Are We Here?



- The 2015 Berkeley balcony collapse, which occurred during a 21st birthday party, resulted in the deaths of six people and injuries to seven others.
- The primary cause of the collapse was attributed to extensive dry rot in the balcony's wooden support beams, caused by water damage due to improper construction and waterproofing.
- The balcony's supports were found to be severely dry rotted, and the builders used a more absorbent material than specified in the design drawings.

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What Causes Balcony and Walkway Damage?



Dry rot is a serious form of timber decay caused by certain types of fungi, most commonly *Serpula lacrymans*.

- This weakens wood, causing it to crack, crumble, and potentially destroy structural elements. It requires moisture to begin, but once established, it can spread through wood and even into masonry.

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What other Causes of Balcony and Walkway Damage ?

Holes in walls above the Decks or Stairs.

Hanging of Ornaments or balcony decorations.

Weak board movement to allow cracking in the deck membrane.
Loose Handrail shoes allow water to penetrate the subgrade.

Worn or Damaged topcoat.

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New Balcony Collapse In Los Angeles

On February 15th, 4 people and a dog were on a balcony in Silverlake when it collapsed.

Thankfully, the balcony right under it was able to stop the fall in a miracle and only one person broke their arm.

If the bottom balcony was not there, the results could have been much worse.



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What is SB 721 & SB 326?

SB 326, is designed to ensure the structural safety and public safety of balconies and other elevated exterior elements (EEEs) in multi-family buildings.

These inspections aim to identify potential hazards like structural damage, waterproofing issues, and load-bearing capacity problems, preventing accidents and ensuring the safety of residents, tenants, and visitors.



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What Are EEE's?



Exterior Elevated Elements...

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EEE's include

- Balconies, decks, porches, stairways, walkways.
- Elements that extend beyond exterior walls of the building and which have a walking surface.
- More than six feet above ground level.
- Designed for human occupancy or use.
- Rely in whole or in substantial part on wood or wood-based products for structural support stability of the EEE.
- "Associated waterproofing elements" include flashings, membranes, coatings, and sealants that protect the load-bearing components of EEE from exposure to water etc.

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What is the time Frame for the Inspections

Inspections must be completed by the end of this year.

	SB 781	SB 808
Building Type	Multi Family	Condominiums/HOA
Units	3+	3+
Deadline	12/31/2026	12/31/2024
Sample Size	15% of each TYPE of element	"Statistically Significant" sampling of all elements" to have 95% confidence
Time Frame	Every 3 Years	Every 3 Years
Inspector	Structural and Architectural engineer, general contractor (G1), Certified Home Inspector	Structural Engineers and Architects

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Who can do the inspections?
Structural and Architectural engineer, General Contractor, Certified Home Inspector

Why do we have to do this?
State required compliance to SD721

How Often does this need to be done?
Every 6 years

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The company will give you a proposal that includes all exterior elevated elements

Determine a baseline number of EEEs to inspect for compliance

If EEE is an open deck (structure is open):

Visual Inspection of structural members and structural supporting members, including guardrails and their attachment and surface elements

Probing of members and using a moisture meter

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If EEE is covered:

Visual Inspection of the exterior surfaces of EEEs and nearby building surfaces

Intrusive Testing - Drilling of small holes (approximately 1 inch diameter) and using a borescope camera to perform inspection.

Cutting of slots as required and using a borescope camera to perform inspection


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The Inspection Report

- A written report of the evaluation stamped or signed by the architect, engineer or inspector and be presented to the owner of the building or the owner's designated agent.
- Inspection reports should identify all REE components such as balconies, staircases, landings, walkways, railings, and support structures with associated waterproofing elements.
- A detailed report by a certified engineer with photos.
- Tips and recommendations for routine lateral maintenance.
- The current physical condition to explain whether there is an immediate threat to the health and safety of the residents.
- The expected future performance for repair or replacement.

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Permit Application

- **A qualified architect or engineer needs to design and stamp the plan.**
- **The plan will be submitted to the city for plan check approval.**

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Non-Emergency
Repair for when corrective work is required

- Inspector must deliver report to owner within 45 days of inspection completion.
- Apply for permit within 120 days.
- Make repair once permit approved within 120 days.
- If repairs will not be completed within 180 days from permit approval, Inspector must notify local jurisdiction.
- If repairs are still not complete within 30 days of notification, civil penalty will be assessed.

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Emergency

Report for IMMEDIATE HAZARD

- Inspector must **notify the owner** and local jurisdiction within 15 days of report completion.
- Immediate preventative measures shall be taken to repair. **Prevent occupant access** and **install shoring** until repairs have been inspected & approved by local jurisdiction.

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Construction



Pulling permit from the city



Hire a qualified contractor to work on the repair.

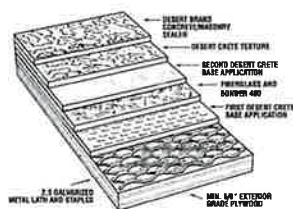


The contractor should complete the repair based on the plan to comply with the city code.

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DESERT CRETE DECKING SYSTEM

Components of
Balcony Designs



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