



CITY OF CAMPBELL
Community Development Department

SB-721 Balcony Inspection & Rework Requirements

**GENERAL INFORMATION
REASON FOR REVIEW**

California Senate Bill 326 and 721 (SB 721), also known as the Balcony Inspection Law, requires building owners to inspect and maintain balconies, stairs, and other elevated structures in multi-family residential buildings. The law went into effect on January 1, 2019, and applies to wood-framed, multi-family residential structures with three or more units. The required first inspection by an independent third party hired by the owner, is due January 1, 2025, and required to be sent to the local jurisdiction (Campbell Building Division). The inspection will be filed and retained. Actions recommended repairing or replace the deck must take place within the inspection year and will require a building permit with jurisdiction inspection. The building owner must repeat the inspection and reporting every six (6) years.

METHOD OF COMPLIANCE

The law requires inspections of balconies, decks, porches, stairs, walkways, and waterproofing systems. These structures are called Exterior Elevated Elements (EEEs) and require any element over six feet above the ground. To perform SB-721 inspections in California, an individual must be a licensed: architect, civil or structural engineer, general contractor, certified building inspector, or building official.

The inspector must prepare a report every six (6) years for at least 15% of the balconies that includes:

- The inspector's credentials and contact information (phone, address, email)
- The building owner's contact information (phone, address, email)
- Waterproofing and structural elements that: are performing as designed, need maintenance, need repair or replacement, and compromises that present danger for the users
- Photographs that support the inspector's findings and opinion

Email the report to building@campbellca.gov as well as the owner of the building. All deck repairs and replacements will require a Building Permit secured within the inspection year. Any deck repairs over 8' in height will require the repair design performed by a registered Architect or Engineer. Non-compliant facilities can be fined \$100–\$500 per day for non-compliance. The local jurisdiction can also enforce a safety lien against the building, eviction and foreclosure the property.

CONSTRUCTION HOURS

Monday thru Friday 8 A.M. TO 5 P.M.

Saturday 9 A.M. TO 4 P.M.

No construction Sundays & Holidays - Contact the Building Inspection Division at (408) 866-2130. If the construction occurs outside of the office business hours, please contact PD Non-Urgent line at (408) 866-2121.