



McCormick-JWC
Construction & Consulting

SB-326

WHAT YOU NEED TO KNOW!

**Not all Inspection
Services are Equal**

By now you have most likely attended an educational forum regarding the Senate Bill No. 326 inspection requirements. The below information will refresh you on the requirements and provide you with some additional important information gleaned from our completion of many SB-326 inspections for HOAs just like yours.

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INSPECTIONS

WHAT

WHAT is the Balcony Inspection Bill?

Effective January 1, 2020, California Senate Bill No. 326 (SB-326) for common interest developments enacted Section 5551 to the Civil Code requiring **visual inspection of all Exterior Elevated Elements (EEE)** [decks, balconies, walkways, stairs, and railings that are 6 feet (6') or more above the ground] by a licensed structural engineer or architect. The **first inspections must be completed by January 1, 2025**, and then no less than every nine (9) years thereafter in coordination with the reserve study inspection pursuant to Section 5550.

WHY

WHY are Inspections Required?

In California, the event that brought the issue to the forefront was the Berkeley Balcony Collapse in 2015. This tragedy led to six deaths and seven injuries and prompted action by the city and state. The forensic investigations into the causes of the collapse revealed the inherent risks of wood-framed cantilevered balconies, which apply to other similar raised load-bearing structures. This disaster prompted SB-326 into law.

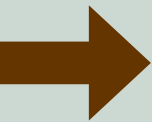
WHO

WHO Must Perform the Inspections?

Inspections must be performed by a licensed Structural Engineer or Architect.

HOW MANY EEE's Must be Inspected?

- The statute requires a statistically relevant sample size be inspected (95% confidence level, with a 5% plus or minus margin of error).
- Each type and size/shape of EEE must be counted separately and the required minimum number of inspections be determined for each.
- Depending on the total within each type/size, 100% of some types/sizes may need to be inspected.



WHY is an inspection of 100% of your EEE's recommended?

- In addition to the SB-326 requirements, the Board of Directors has a fiduciary responsibility to confirm that all common area components are being maintained and do not pose a current life safety issue to the residents.
- Your association may be dealing with deferred maintenance and or delayed repair cycles.
- There may be damages that are hidden if you do not inspect 100% of the EEE's.
- 100% inspection covers 100% of the HOA's liability!

WHAT does the Inspection Include?

Inspection of the EEE load-bearing components together with their associated waterproofing system as further described below:

- "Load-bearing components" means those components that extend beyond the exterior walls of the building to deliver structural loads to the building from decks, balconies, stairways, walkways, and their railings, that have a walking surface elevated more than six feet above ground level, that are designed for human occupancy or use, and that are supported in whole or in substantial part by wood or wood-based products.
- "Associated waterproofing systems" include flashings, membranes, coatings, and sealants that protect the load-bearing components of exterior elevated elements from exposure to water.

WHAT could be missed if a SURFACE visual-only inspection is completed (only exterior components)?

Many EEE's load bearing components are concealed by a stucco or wood soffit. Water intrusion is not always evident by inspecting the exterior side. There may be structural damage within the concealed cavity that is not evident unless you look at the load bearing components. This means that a portion of the soffit materials will need to be removed prior to the inspection.

BEFORE INSPECTION



The underside (stucco soffit) showed no visual signs of water intrusion into this soffit.

AFTER INSPECTION



Based on results from the borescope investigation, we removed soffit materials and the extent of the concealed damage is very apparent.

WHY is it important to have “apples to apples” bids when meeting the CCR requirements of having three bids?



In most cases, the Community Manager and Board Members are not experts in the construction industry. It may be hard for them to decipher what is and is not included in the scope of work. In some instances, Board Members are enticed by a low initial inspection price, only to receive multiple Change Orders, during the inspection process, (to add

BEFORE INSPECTION



The concrete walking surface and stucco assembly show no signs of water intrusion or building component failures.

AFTER INSPECTION



Based on results from the borescope investigation, we removed the concrete and the extent of the concealed damage is very apparent.

additional inspection services not originally provided) and or did not receive the level of quality of work that was initially expected.

There are many firms that are offering a “visual inspection only” and telling the Board Members that the inspection they will provide meets the intent of the law. Unfortunately, it does not. The load bearing components must be visually inspected to meet the intent of the law and to protect the fiduciary responsibility of the Board of Directors.

How McCormick-JWC Construction & Consulting (MCC-JWC) is able to assist you!

01

The construction and architectural team at MCC-JWC understands the dynamics of working with the HOA and what is required to help assist the community manager and the BOD to protect the HOA's liability.

02

We understand communication is key and how important it is to manage the expectations of the BOD and the residents. We will handle 100% of the communication process, which allows the community manager to focus on other tasks.

03

We can provide you with a detailed scope of work for the inspection process to use for your HOA's competitive bidding requirements.

04

We are able to provide you an all-inclusive proposal for the inspections that covers asbestos/lead testing (and abatement if required), access to the EEE for the architect to do the inspections, the visual inspection of the load bearing and exterior building components, and patching and painting the building components that were removed for the inspection to take place.

05

We are able to provide a detailed scope of work and pricing for the EEE's that require repair.

We will work with the City's code enforcement department regarding any life safety issues.

06

MCC-JWC can assist you with all your HOA needs!

07

Please contact us today to set up your complimentary site inspection to discuss your HOA's needs.



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