

SB 326 EXTERIOR ELEVATION INSPECTIONS

PURPOSE

The passing of Senate Bill 326 and its subsequent effective date of January 1, 2020 requires inspection of "Exterior Elevated Elements" of wood framed structures at Associations with three or more multi-family dwelling units.

The elements must be inspected by a licensed structural engineer or an architect and additional inspections and/or repairs conducted as needed in accordance with the inspection report.

The Bill is in response to multiple fatalities and injuries that have occurred as a result of balcony and deck collapses across the United States due to compromised exterior elevated elements. It is an attempt to ensure that decaying or deteriorated elevated exterior elements are identified and corrected to avoid future accidents.

KEY INFORMATION AND DATES

- Initial inspections and associated repairs must be completed by January 1, 2025
- Re-inspection is required every 9 years.
- Exterior Elevated Elements include, but are not limited to, balconies, decks, porches, walkways, and stairways and are identified primarily as being human walking surfaces elevated more than 6 feet above ground level. The requirements of the Bill apply specifically to load-bearing components of these building elements consisting of wood or wood-based materials.
- Items inspected are all load-bearing components of the building elements, including their associated waterproofing systems.



INSPECTION REPORTS

Inspection Reports shall be stamped and signed by a licensed structural engineer or architect and include:

- Identification of types of exterior elevated elements within an Association.
- Number and locations of inspections for each type of building element required must be a statistically significant sample.
- Locations are to be determined by a randomly generated list.
- Identification of load-bearing element and the waterproofing systems of each element .
- Current physical condition of the building elements and whether there is any immediate threat to the health and/or safety of occupants.
- Expected future performance and remaining useful life of each inspected building element.
- Any further inspection required to adequately form an opinion about the items required to be included in the inspection report.
- Any repair recommendations.

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Axis Consulting services provided in accordance with SB 326 requirements shall include:

- Generate number and location for inspection of the exterior elevated element.
- Coordinate inspection schedule with the Association.
- Inspect required elements.
- Stamp and sign inspection report in accordance with SB 326.
- Determine necessity of further inspections.
- Develop repair recommendations.
- Inspect completion of any immediate or routine repairs identified in the report.

Future inspections, if deemed necessary, may include destructive testing observations to expose the load-bearing exterior elevated elements. Destructive testing services can be provided by our sister company, Axis Construction, and shall adhere to the following:

- Minimize the extent of disturbed areas.
- Where possible, utilize inspection ports and borescopes to initially inspect prior to opening additional areas or enlarging current opening.
- Refrain from damaging existing waterproofing systems or coatings so as not to compromise the existing waterproofing integrity or prevent the ability to repair the systems to full effectiveness.

Axis Construction can perform any required post-inspection repairs, if necessary, to address health and safety issues in building elements. Axis Construction can address any general repairs and/or maintenance at the Association. Ongoing maintenance and repairs are beneficial to prevent future unexpected and costly time-sensitive repairs.

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