



Balcony Inspections Per SB 721 & SB 326

JUNE 2021



City of Pleasant Hill • Building Division • 100 Gregory Lane • Pleasant Hill, CA 94523 • (925) 671-5200 • Fax (925) 676-1125

SB721

California Health and Safety Code 17973

Apartments

3 or More Attached Units

Who can inspect?

Licensed Architect, Civil or Structural Engineer
A Building Contractor Holding Specific Licenses or
A Building Inspector or Building Official

When and How Often?

First Inspection by Jan 1st 2025
Then every 6 years
Provide a copy of inspection to Owner within 45 days
of the Completion of the Inspection 15 days producing
the report if repairs are needed

SB326

California Civil Code 5551

Community Assoc. and Condominiums

3 or more Multifamily Dwelling Units

Who can inspect?

Licensed Structural Engineer, or Architect

When and How Often?

First Inspection by Jan 1st 2025
Then every 9 years
Provide copy of inspection to Association
within 15 days of completion of Report

MINIMUM REQUIRED TO BE INSPECTED

| # of Units | SB721 (Apartments) | % | SB326 (Condos) | % |
|------------|-----------------------|-----|-------------------|------|
| 4 | 1 | 15% | 4 | 100% |
| 10 | 2 | 15% | 10 | 100% |
| 20 | 3 | 15% | 19 | 95% |
| 50 | 8 | 15% | 44 | 88% |
| 100 | 15 | 15% | 80 | 80% |
| 200 | 30 | 15% | 132 | 66% |
| 500 | 75 | 15% | 217 | 43% |
| 1000 | 150 | 15% | 278 | 28% |