



INDEPENDENT INSPECTION OF MULTI-FAMILY EXTERIOR ELEVATED ELEMENTS REQUIRED BY SB 721

This notice is to inform you that per State Senate Bill SB 721, by January 1, 2025, and every six years thereafter, exterior elevated elements (“balconies, decks, porches, stairways, walkways and entry structures... that have a walking surface... more than six feet above ground level... substantially supported by wood”) shall be inspected by a licensed professional or certified Building Inspector NOT employed by the City of Concord.

The independent inspector shall prepare a report and submit it to the owner and the City’s Multi-Family Inspection Program.

It is strongly recommended that you carefully read SB 721 in its entirety to ensure you are in full compliance with this State law.

SB 721: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB721

In addition, the following is a summary of the bill’s requirements, as well as **actions required to comply with the bill and show compliance to the City of Concord.**

- By January 1, 2025, and every six years thereafter, you must have one of the following professionals inspect exterior elevated elements on your property
 - licensed architect
 - licensed civil or structural engineer
 - contractor holding a “A”, “B”, or “C-5” license with 5-years of experience constructing multi-story wood frame buildings
 - certified Building Inspector NOT employed by the City of Concord
- At least 15% of each type of exterior elevated element shall be inspected
- The inspector shall provide a stamped or signed written report of the evaluation to the building owner within 45 days of completion of inspection
- **If immediate repairs are required, the report shall be submitted to the owner and the City’s Multi-Family Inspection Program within 15 days of completing the report**

Building Division

1950 Parkside Drive, MS/51 • Concord, CA 94519

Phone: 925-671-3107 • email: bldgpermits@cityofconcord.org



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- Any items in need of repair shall be corrected by the building owner
 - **If the inspector determines there is a threat to life-safety, repairs shall be addressed immediately**
 - If the inspector determines there is NOT an immediate threat to life-safety, application for a Building Permit shall be made within 120 days of receipt of the report, and repairs made within 120 days after the Building Permit is issued
 - If the inspector is a contractor, they cannot perform the repairs

IN ORDER TO VERIFY THE REQUIRED INSPECTION HAS TAKEN PLACE, A COPY OF THE REPORT SHALL BE SUBMITTED TO THE CITY'S MULTI-FAMILY INSPECTION PROGRAM PRIOR TO THE JANUARY 1, 2025 DEADLINE AND EVERY SIX YEARS THEREAFTER, WHETHER OR NOT REPAIRS ARE REQUIRED.

Thank you,

Multi-Family Inspection Program

www.cityofconcord.org/MFIP

MFIP@cityofconcord.org

925-671-3408

