



DEVELOPMENT SERVICES DEPARTMENT

CALIFORNIA STATE MULTI-FAMILY EXTERIOR ELEVATED ELEMENTS INSPECTION

REQUIRED BY

JANUARY 1, 2025

This notice is to provide you with guidance on the steps that an apartment owner or manager must take regarding Senate Bill SB 721, by January 1, 2025. SB 721 states that to comply with the **Elevated Exterior Elements (EEE)** law, apartments with EEE will need to have balconies, decks, porches, stairways, walkways, and entry structures, that have a walking surfaces more than six feet above ground level, shall be inspected by a licensed professional.

The City of Chula Vista Development Services Department strongly suggests that you carefully read SB 721 thoroughly to ensure that you are in full compliance with the law:

SB 721: https://leginfo.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 Chula Vista.**

- 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 or 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 Chula Vista
- At least 15% of each type of **Exterior Elevated Element (EEE)** 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**
- 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 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.

PLEASE EMAIL QUESTIONS/REPORTS TO CEO MANAGER BRIAN CATACUTAN: BCATACUTAN@CHULAVISTACA.GOV