



EXTERIOR ELEVATED ELEMENTS (EEE) SB721 & SB326

What are **Mandates SB721 and SB326?** **SB326** is commonly referred to as the “balcony bill,” the legislation requires that “exterior elevated elements” be evaluated, inspected and, if necessary, repaired.

Bill SB326 affects condominium associations, Bill SB326 requires:

- The visual inspection of elevated building elements such as balconies
- First inspection is required by Jan 1, 2025 and then every 9 years thereafter: **Sampling:** Statistically significant sample to achieve 95% confidence. **Timing:** Every 9 years

SB721 is a bill that aims to add a new level of public safety to decks, balconies and other external, elevated structural elements in multi-family residential units. The inspections address structural integrity, flashings and waterproofing of these elements on buildings with three or more units and two or more stories in height.

Bill SB721 affects landlords for buildings with 3 or more multifamily dwelling units and requires:

- The visual inspection of elevated building elements such as balconies
- First inspection is required by Jan 1, 2025 and then every 6 years thereafter **Sampling:** At least 15% of each EEE type **Timing:** Every 6 Years

Services that BV offers to help fulfill Mandates SB721 & SB326

What Does the Inspection Involve?

BV will evaluate the condition, adequacy and performance of the various items that comprise the deck, balcony, landing or stairway structure with a focus on structural integrity. BV will also look for indications of unintended water intrusion and resulting dry rot or structural compromise. BV will inspect all materials and evaluate for rust and corrosion as well as indications of cracking or other compromising structural issues and that could affect structural integrity. BV will issue a report of findings along with photos sufficient to document the conditions of the building elements as a baseline for future inspections and to create a historical record. In regard to repairs, the majority of inspections likely result in the identification of minor problems (or no problems at all) that the owner can address as a matter of routine maintenance and upkeep.

Our services include:

- EEE Inspections
- Water Intrusion Solutions
- Planning
- Portfolio Pre-Screening
- Design & Engineering
- Project Management

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EDUCATIONAL FACILITY MANAGERS TRUST BV AS THEIR PARTNER FOR EVERY STAGE IN THE REAL ESTATE LIFE CYCLE OF THEIR CAMPUSES.

EEE INSPECTIONS

Bureau Veritas' Facilities team is focused on the condition of your assets. From long-term capital planning to ADA assessments, our team provides a wide spectrum of services to ensure your properties are accessible, safety and health compliant, aesthetically pleasing, effectively operating, and environmentally friendly.

- Façade Inspection Safety Program (FISP)
- Façade Access Systems
- Facility Condition Assessments
- Site Condition Surveys
- Property Condition Assessments

WATER INTRUSION SOLUTIONS

Bureau Veritas is regarded as a leading provider of environmental assessments for properties and portfolios of all sizes, types, and geographies. BV has decades of real estate due diligence experience performing Phase I and II Environmental Site Assessments and evaluations of specific environmental threats like moisture intrusion and anything that can compromise the waterproof integrity. Thousands of clients rely on BV's experts to thoroughly gather, report, and deliver information crucial to identifying and evaluating the environmental risk of properties nationwide.

Water & Moisture Services:

- Phase I ESAs
- Phase II Site Investigation Assessment
- Vapor Intrusion Studies

PRE-SCREENING OF PORTFOLIO FOR COMPLIANCE

We know that as a facility director or manager, you require not only robust, comprehensive information on your buildings, but you also need to manage the data to prioritize projects and maintain budgets. At Bureau Veritas, we put decades of expertise to work for our private and public sector clients, digging deeper to uncover critical information that results in a solid, executable plan:

- Capital Expenditure Planning
- Preventative Maintenance Programs
- Feasibility Studies
- Risk Management & Value Engineering

DESIGN & ENGINEERING

At Bureau Veritas, we have built a solid reputation based on the strength of our engineering services. We bring considerable management, technical, and creative ability to every project all while meeting industry and government regulations.

- Civil and Structural Engineering
- Code Compliance Review
- Construction Drawings
- Permitting

PROJECT MANAGEMENT

BV's dedicated Program and Project Managers help clients plan and execute 1000s of projects per year. Expert teams of construction project management specialists provide local knowledge on a national scale for clients in a variety of sectors.

- Project Bidding
- Construction Management/Oversight
- ProTrack

CONTACT US.

BV is reliable, accurate, timely, and experienced with a track record of more than a million completed projects across all 50 states.

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