



CITY OF DIXON
600 EAST A ST.
DIXON, CA 95620-3697
PHONE (707) 678-7000
Building Info Building@cityofdixonca.gov

Overview of SB 721 and SB 326

Overview of SB 721 and SB 326 – Elevated Element Inspections

1. Senate Bill 721 (SB 721):

- **Applies to:** Buildings with three or more multi-family dwelling units.
- **Requirements:** Inspections of exterior elevated elements supported by wood or wood-based products (such as balconies, decks, and stairways) must be conducted every six years.
- **Timeline:** The first inspection must be completed by January 1, 2025.
- **Inspection:** Must be conducted by a licensed architect, civil engineer, structural engineer, or a building inspector (non-local) certified by the International Code Council or a recognized state certification organization.

2. Senate Bill 326 (SB 326):

- **Applies to:** Condominium buildings with three or more dwelling units that are part of a homeowner's association (HOA).
- **Requirements:** Inspections of exterior elevated elements must be conducted every nine years.
- **Timeline:** The first inspection must be completed by January 1, 2025.
- **Inspection:** Must be performed by a licensed architect or structural engineer.

What Property Owners Need to Do

- **Identify Relevant Properties:** If you own multi-family residential buildings or condominiums that fall under these categories, you need to comply with the inspection requirements.
- **Schedule Inspections:** Hire a qualified professional to conduct the required inspections before the January 1, 2025 deadline.
- **Submit Inspection Reports:** Once the inspection is complete, submit the inspection report to the City of Dixon Building Department at Building Division buildingdivision@cityofdixonca.gov. The report must include a detailed assessment of the condition of the exterior elevated elements and any necessary repairs.

Additional Requirements for Inspection Reports:

- A copy of any report that **recommends immediate repairs**, advises that any building assembly poses an **immediate threat to the safety of occupants**, or requires **preventing occupant access or emergency repairs**, including shoring, shall be provided by the inspector to both the building owner and the local enforcement agency **within 15 days of the report's completion**.
- An exterior elevated element that the inspector deems poses an **immediate threat to occupant safety**, or where **preventing access or emergency repairs** (including shoring) are necessary, is considered an **emergency condition**. The owner must take immediate preventive measures. **Preventing access** to the element until emergency repairs are completed constitutes compliance with this requirement. Emergency repairs must comply with subdivision (g), be inspected by the inspector, and reported to the local enforcement agency.
- If the inspector identifies corrective work that does **not pose an immediate threat**, the building owner must apply for a permit **within 120 days** of receiving the inspection report. After the permit is approved, the owner has **120 days to complete the repairs**, unless the local enforcement agency grants an extension.
- The **owner of the building** is responsible for ensuring compliance with these requirements.

Why Compliance is Important:

Complying with these regulations is crucial for the safety of building occupants. Non-compliance can lead to legal and financial penalties, including fines and increased liability for property owners. We strongly encourage you to take the necessary steps to meet these inspection requirements.

Contact

For additional information or questions, contact the City of Dixon Community Development Department at 707-678-7000 or Building Division buildingdivision@cityofdixonca.gov