

FREQUENTLY ASKED SB 721 QUESTIONS

AM I REQUIRED TO OBTAIN A BUILDING PERMIT FOR THE WORK NOTED IN YOUR REPORT?

YES, A PERMIT MUST BE OBTAINED FOR ALL EEE RESTORATIVE REPAIRS/REPLACEMENT TO REMAIN COMPLIANT

(H)(2): THE OWNER OF THE BUILDING REQUIRING CORRECTIVE WORK TO AN EXTERIOR ELEVATED ELEMENT THAT, IN THE OPINION OF THE INSPECTOR, DOES NOT POSE AN IMMEDIATE THREAT TO THE SAFETY OF THE OCCUPANTS, SHALL APPLY FOR A PERMIT WITHIN 120 DAYS OF RECEIPT OF THE INSPECTION REPORT. ONCE THE PERMIT IS APPROVED, THE OWNER OF THE BUILDING SHALL HAVE 120 DAYS TO MAKE THE REPAIRS UNLESS AN EXTENSION OF TIME IS GRANTED BY THE LOCAL ENFORCEMENT AGENCY.

CAN I DO THE REPAIRS MYSELF OR HIRE A HANDYMAN?

NO, ONLY QUALIFIED CONTRACTORS CAN PERFORM THE WORK. REPAIRS/REPLACEMENT MUST BE PERFORMED BY A BUILDING CONTRACTOR HOLDING ANY OR ALL OF THE "A," "B," OR "C-5" LICENSE CLASSIFICATIONS ISSUED BY THE CONTRACTORS' STATE LICENSE BOARD, WITH A MINIMUM OF FIVE YEARS' EXPERIENCE.

(G): ALL NECESSARY PERMITS FOR REPAIR OR REPLACEMENT SHALL BE OBTAINED FROM THE LOCAL JURISDICTION. ALL REPAIR AND REPLACEMENT WORK SHALL BE PERFORMED BY A QUALIFIED AND LICENSED CONTRACTOR IN COMPLIANCE WITH ALL OF THE FOLLOWING:
(1) THE RECOMMENDATIONS OF A LICENSED PROFESSIONAL DESCRIBED IN SUBDIVISION (A).
(2) ANY APPLICABLE MANUFACTURER'S SPECIFICATIONS.
(3) THE CALIFORNIA BUILDING STANDARDS CODE, CONSISTENT WITH SUBDIVISION (D) OF SECTION 17922 OF THE HEALTH AND SAFETY CODE.
(4) ALL LOCAL JURISDICTIONAL REQUIREMENTS.

WHY DIDN'T THE REPORT TELL ME HOW TO FIX THE NOTED DEFICIENCIES?

THE INSPECTION REPORT SHALL INCLUDE PHOTOGRAPHS, ANY TEST RESULTS, AND NARRATIVE SUFFICIENT TO ESTABLISH A BASELINE OF THE CONDITION OF THE COMPONENTS INSPECTED THAT CAN BE COMPARED TO THE RESULTS OF SUBSEQUENT INSPECTIONS. THE CONTRACTOR SELECTED TO PERFORM THE RESTORATIVE REPAIRS IS RESPONSIBLE FOR DETERMINING THE BEST SOLUTIONS TO ENSURE SB 721 COMPLIANCE UNTIL THE NEXT INSPECTION CYCLE.

AM I REQUIRED TO HAVE THE PROPERTY RE-INSPECTED?

A RE-INSPECTION IS REQUIRED TO ENSURE IMMEDIATE THREATS ARE PROPERLY ADDRESSED. A RE-INSPECTION IS RECOMMENDED AFTER ROUTINE DEFICIENCIES HAVE BEEN CORRECTED TO CLOSE OUT THE CURRENT INSPECTION CYCLE.

(H) (1) AN EXTERIOR ELEVATED ELEMENT THAT THE INSPECTOR ADVISES POSES AN IMMEDIATE THREAT TO THE SAFETY OF THE OCCUPANTS, OR FINDS PREVENTING OCCUPANT ACCESS OR EMERGENCY REPAIRS, INCLUDING SHORING, OR BOTH, ARE NECESSARY, SHALL BE CONSIDERED AN EMERGENCY CONDITION AND THE OWNER OF THE BUILDING SHALL PERFORM REQUIRED PREVENTIVE MEASURES IMMEDIATELY. IMMEDIATELY PREVENTING OCCUPANT ACCESS TO THE EXTERIOR ELEVATED ELEMENT UNTIL EMERGENCY REPAIRS CAN BE COMPLETED CONSTITUTES COMPLIANCE WITH THIS PARAGRAPH. REPAIRS OF EMERGENCY CONDITIONS SHALL COMPLY WITH THE REQUIREMENTS OF SUBDIVISION (G), BE INSPECTED BY THE INSPECTOR, AND REPORTED TO THE LOCAL ENFORCEMENT AGENCY.

WHAT ARE THE PENALTIES FOR NON-COMPLIANCE?

I) (1): THE OWNER OF THE BUILDING SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THIS SECTION.
(2) IF THE OWNER OF THE BUILDING DOES NOT COMPLY WITH THE REPAIR REQUIREMENTS WITHIN 180 DAYS, THE INSPECTOR SHALL NOTIFY THE LOCAL ENFORCEMENT AGENCY AND THE OWNER OF THE BUILDING. IF WITHIN 30 DAYS OF THE DATE OF THE NOTICE THE REPAIRS ARE NOT COMPLETED, THE OWNER OF THE BUILDING SHALL BE ASSESSED A CIVIL PENALTY BASED ON THE FEE SCHEDULE SET BY THE LOCAL AUTHORITY OF NOT LESS THAN ONE HUNDRED DOLLARS (\$100) NOR MORE THAN FIVE HUNDRED DOLLARS (\$500) PER DAY UNTIL THE REPAIRS ARE COMPLETED, UNLESS AN EXTENSION OF TIME IS GRANTED BY THE LOCAL ENFORCEMENT AGENCY.

IMPORTANT REMINDER:

CA SB 721 LEGISLATIVE REQUIREMENTS
SUPERSEDES ALL LOCAL MUNICIPALITY
STANDARDS OF PRACTICE



**National Roof Certification and
Inspection Association**

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