

BUILDING STANDARDS FOR IMMEDIATE ENFORCEMENT EXTERIOR ELEVATED ELEMENTS (EEE)

This Information Bulletin stipulates the Los Angeles Department of Building and Safety (LADBS) policy and procedure in regards to the construction and inspection of balconies, exterior stairs and walkways for residential occupancies, hotels, motels, apartment buildings, and schools as mandated by Los Angeles Municipal Code (LAMC), Senate Bill No.326 and Senate Bill No. 721.

1. **Section 106.3.3.5 of PART 2, Chapter 1 of the 2023 City of Los Angeles Building Code** requires the construction documents to show details of all elements of the impervious moisture barrier system include manufacturer's installation instructions where the impervious moisture barrier system is used to protect the structural framings of balconies or other elevated walking surfaces exposed to water.
2. **Section 108.6.1 of PART 2, Chapter 1 of the 2023 City of Los Angeles Building Code** requires that all elements of the impervious moisture barrier system, where is used to protect the structural framing of weather-exposed balconies or other elevated walking surfaces, shall not be concealed until inspected and approved.
3. **SENATE BILL NO.326 – COMMON INTEREST DEVELOPMENT**
Senate Bill 326 (SB 326) enacted [Section 5551 of the California State Civil Code](#) on August 30, 2019. This bill specifies that the association is generally responsible for maintaining, repairing, and replacing the common area, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to that interest. This bill mandates that at least once every nine years, the board of an association of a condominium project shall cause a reasonably competent and diligent visual inspection to be conducted by a licensed structural engineer or architect of a random and statistically significant sample of exterior elevated elements for which the association has maintenance or repair responsibility. The first initial inspection shall be completed by January 1, 2025. The inspection shall determine whether the exterior elevated elements are in a generally safe condition and performing in accordance with applicable standards.

If, after inspection of any exterior elevated element, the inspector advises that the exterior elevated element poses an immediate threat to the safety of the occupants, the inspector shall provide a copy of the inspection report to the association immediately upon completion of the report, and to the Department of Los Angeles Building and Safety, Code Enforcement Bureau within 15 days of completion of the report.

Prior to submitting the report, the inspector shall report the violation through the LADBS web portal: ladbs.Report-A-Violation.com.

**4. SENATE BILL NO.721 – BUILDING STANDARDS: DECKS AND BALCONIES:
INSPECTION**

Senate Bill No.721, enacted September 17, 2018 requires an inspection of exterior elevated elements and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units by a licensed architect, licensed civil or structural engineer, a building contractor holding specified licenses, or an individual certified as a building inspector or building official, as specified.

For further information and/or requirements, please visit the City of Los Angeles Housing Department webpage: <https://housing.lacity.org/e3-apartments>.