



BALCONY INSPECTION REGULATIONS

(Exterior Elevated Elements)

Owners of multi-unit buildings with exterior elevated elements which are located more than six feet above adjacent grade, such as decks or stairways, must hire a licensed or certified professional to perform a safety inspection and submit an Inspection Certificate.

Owners of buildings with three or more dwellings or sleeping units must hire a licensed professional to inspect the building's exterior elevated elements to ensure they are in a general safe condition and free of deterioration that could pose a safety hazard.

Multifamily rental properties shall be re-inspected every six years moving forward. Condominium projects with exterior elevated elements containing three or more dwelling units shall be inspected every nine years.

HAVE YOUR BUILDING INSPECTED AND SUBMIT AN INSPECTION CERTIFICATION

If you own a building with three or more dwelling units that have exterior elevated elements which are located more than six feet above adjacent grade, you will need to comply with the following requirements:

- Hire a licensed or certified professional to perform an inspection. Condominium properties require that a licensed structural engineer, civil engineer, or architect be hired to complete the work.
- Have your licensed professional fill out an [Inspection Certification](#).

THE REQUIREMENT APPLIES TO MULTI-UNIT RESIDENTIAL BUILDINGS WITH EXTERIOR ELEVATED ELEMENTS

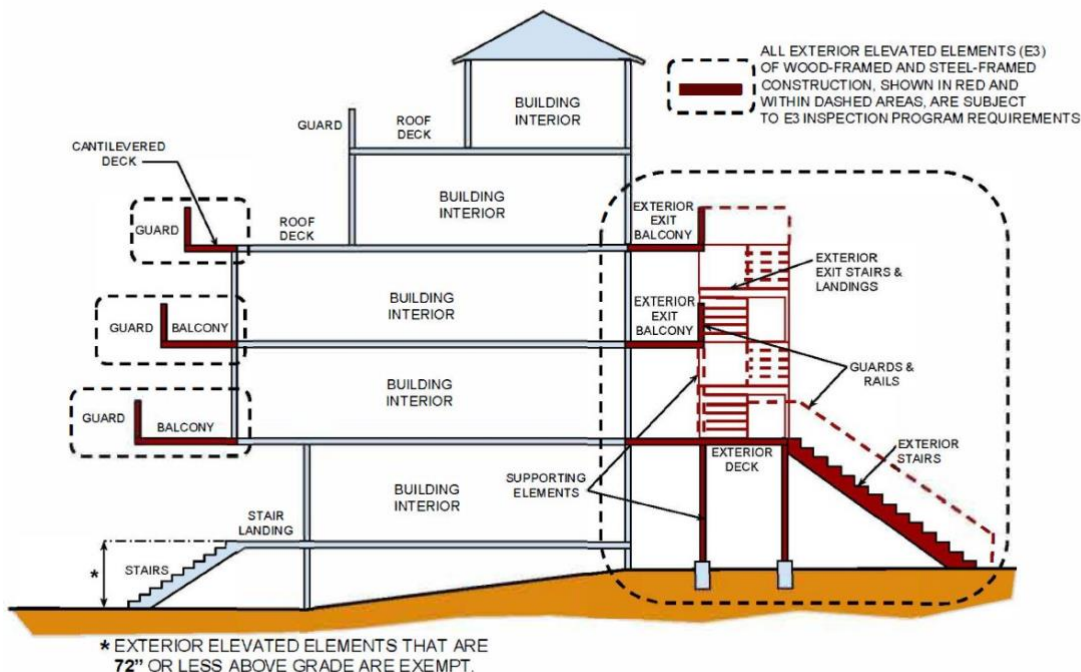
The requirement applies to all residential buildings with three or more sleeping or residential units. This includes:

- Apartment houses, tenants in common and live/work units
- Condominium projects
- Boarding houses, dormitories, fraternities, sororities, convents, and monasteries
- Congregate residences (transient with more than 10 occupants and non-transient with more than 16 occupants)
- Residential Assisted Living Facilities and Social Residential Rehabilitation Facilities

This requirement applies to all exterior elevated elements which are defined as:

- Weather-exposed (not interior)
- Extend beyond exterior walls
- Located more than six feet above adjacent grade
- Wood or steel framed (not concrete)

Examples of exterior elevated elements include elevated wood and metal decks, balconies, landings, stairway systems, walkways, guardrails, and handrails. Fire escapes are not included since the Fire Department inspects them annually.



HIRE A LICENSED PROFESSIONAL TO INSPECT THE EXTERIOR ELEVATED ELEMENTS

To comply with the requirement, hire a licensed or certified professional to perform the inspection and fill out an inspection certification form. Inspection of condominium projects is limited to licensed structural engineers, civic engineers, or architects, per [Code of Civil Procedure Section 5551](#).

Licensed professionals include the categories below, with current licensure in California:

- Licensed civil engineers and licensed structural engineers
- Certified Professionals:
- Certified Building Inspectors, ICC B5 or equivalent.

- Certified Building Officials, ICC CDB or equivalent.

Contact: City of La Cañada Flintridge Building & Safety Division - 818-790-8651