INDIAN WELLS
CALIFORNIA

SB 721 mandates inspections of exterior elevated elements, like decks and balconies, in buildings with 3+ multifamily units. Inspections must be done by a licensed architect, engineer, contractor, or certified building inspector, with a deadline of January 1, 2025. Subsequent inspections are required every 6 years, with some exceptions.

Property Owner Responsibility:

- Hire a licensed architect, engineer, licensed contractor (A, B or C-5 Framing contractor), certified Building Inspector or Building Official
- These individuals may not be employed by the city while performing these inspections
- Provide reasonable notification to the tenant of inspection (24 hours)

What the city does not do:

- Cathedral City Employees may not perform inspections.
- We do not refer architects, engineers or inspectors to the reporting party

Documentation:

- An inspection report shall be provided to the owner or the owner's designated agent within 45 days of completion of the inspection
- Inspection reports shall be filed with the owner's building documents
- If repairs are needed, the report shall be provided to the building owner and the city within 15 days of report completion
- A building permit shall be obtained, prior to repairs
- Link: https://cityofindianwellsca-energovweb.tylerhost.net/apps/SelfService#/home
- Inspections shall be completed prior to January 1, 2025, and every six years (6) thereafter, prior to January 1.

Link to SB721 -
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB721

Wes Remaklus
Building Official/Code Enforcement Manager