



ITEM 5.H

ISLAND CITY DEVELOPMENT

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To: Board of Directors
Island City Development

From: Joseph Nagel, Senior Construction Project Manager

Date: December 17, 2025

Re: Accept a Report on Compliance with SB721 California's Balcony Law.

BACKGROUND

The Housing Authority of the City of Alameda (AHA) and its affiliate, the Alameda Affordable Housing Corporation, own and operate several multifamily properties throughout Alameda.

In 2018, the California State Senate passed a law titled California Senate Bill 721 (SB721), also known as the "Balcony Inspection Law", in response to a 2015 tragic balcony collapse in Berkeley where 6 individuals died and 7 additional people were injured. SB721 aims to prevent future structural failures caused by deterioration and water intrusion.

The law requires the inspection of a building for which a building permit application has been submitted on or after January 1, 2019, to occur no later than 6 years following the issuance of a certificate of occupancy from the local jurisdiction.

The current inspection deadline is January 1, 2026, with subsequent inspections required every six years. This law applies to multifamily apartment buildings with three or more residential units that have exterior elevated elements (EEE's) supported by wood or wood-based products, such as balconies, decks and stairways.

The inspections include assessment of the load-bearing components and associated waterproofing elements of a sample of at least 15 percent of each type of exterior elevated element using methods that allow for evaluation of their performance and condition by direct visual examination and utilizing borescope cameras and other equipment to assess hard-to-reach areas such as enclosed floor spaces.

DISCUSSION

In 2019, Anne B. Diament, ABD, (65 Units/48 EEE's) and Independence Plaza (186 Units/127 EEE's) were inspected by Applied Materials& Engineering, Inc. As a result of the 2019 inspections, in 2022-2024, 30 balconies were fully replaced at ABD and 56 balconies and 25 guardrails were fully replaced at Independence Plaza.

In 2024, Bureau Veritas inspected ABD (65 Units/48 EEE's), China Clipper (26 Units/6 EEE's), Esperanza (120 Units/6 EEE's), Independence Plaza (186 Units/127 EEE's), Lincoln House (4 Units/2 EEE's), and Stanford House (4 Units/1 EEE). Due to the age of these properties, 100 percent of EEE's were inspected instead of the required 15 percent.



As a result of these inspections, 2 balconies at China Clipper, 1 balcony at Lincoln House, and some post to roof connections were identified at Esperanza. Plans and permit applications have been submitted to the building department for the repairs at China Clipper and Lincoln House. The new post connections/retrofits are currently being designed by Barry and Wynn Associates.

Everett Commons (21 Units/9 EEE's) and LittleJohn Commons (31 Units/26 EEE's) were also inspected by Bureau Veritas in 2024. These properties were both built in 2018, and as a result, only the required 15 percent were inspected. No repairs were required.

California Senate Bill (SB) 326 requires inspections of exterior elevated elements (EEE) like balconies and decks, for condominiums and homeowner associations (HOA's) to ensure their safety. The law mandates that an initial inspection by a qualified professional must be completed by January 1, 2025, with subsequent inspections every nine years. For the condominiums owned by AHA or AAHC, staff is asking for updates from the respective HOA's that should be taking the lead for this work. RCD, as the managing general partner, has been the lead for Shinsei Gardens LP. Staff is requesting updates from other developer/partners on affordable housing where AHA has a loan or ground lease. AHA is also requesting an update from properties where it is a ground lessor to a land trust that may be subject to this requirement.

The AHA office balcony is not subject to SB721. It is not classified as a multifamily property with 3 or more dwelling units.

In the future, all properties with 3 or more dwelling units will have a minimum of 15 percent of the EEE's inspected every six years. If significant defects are present during the 15 percent component inspections, the sampling size will be increased to 100 percent for that property. Rosefield Village will be inspected in 2028 and added to the existing cycle of the other properties in 2030 and 2036.

FISCAL IMPACT

Funding for repairs on existing properties owned by either AHA or AAHC are made from property reserves or the 2025 Reserve Policy Preservation Budget, as adopted by the AHA Board of Commissioners.

CEQA

None.

RECOMMENDATION

Accept the Report on Compliance with the SB721 California Balcony Law.

ATTACHMENTS

None

Respectfully submitted,



A handwritten signature in black ink, appearing to read "Joseph Nagel". The signature is fluid and cursive, with the first name "Joseph" and the last name "Nagel" clearly distinguishable.

Joseph Nagel, Senior Construction Project Manager