

LEGISLATIVE DIGEST

[Housing Code - Structural Maintenance Inspections]

Ordinance amending the Housing Code to revise qualifications and deadlines for conducting structural maintenance inspections; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Section 604 of the Housing Code requires property owners of apartment buildings and hotels conduct inspections of all outdoor decks, balconies, landings, exit corridors, and stairs for hazardous conditions every five years. These inspections must be conducted and verified by a licensed general contractor, structural pest control licensee, architect, or engineer.

Amendments to Current Law

The Proposed Legislation revises the categories of qualified inspectors into 3 groups: (1) licensed contractors with A, B, or C-5 classifications (or any combination) and five years experience; (2) state, regional, or nationally certified building inspectors or building officials; and (3) licensed architects, civil or structural engineers. Individuals conducting inspections must not be current employees of the City. The Proposed Legislation would also allow properties subject to California Health and Safety Code Section 17973 to align their Section 604 inspection frequency with the timelines for Section 17973 inspection reports.