

VIRTUAL TECHNICAL MEETING: 22 April 2021



SB 721 and SB 326: E3 Inspection Requirements

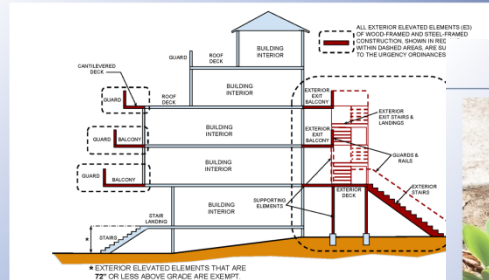
Presented by
Erica Reynolds, PE, AIA – McGinnis Chen Associates Inc.



Wood Decay



EEE: Examples



City of Berkeley E3 Inspection Program

Examples



The IIBEC SoCal Chapter invites you to learn and network at a [Virtual Technical Meeting](#). This program is designed to improve the knowledge base of consultants, contractors, and design professionals practicing in the roofing, waterproofing and building enclosure field. The seminar provides 1.0 AIA LU/HSW's and 1.0 IIBEC CEH's.

Following the Berkeley balcony collapse in 2015, the hazards associated with wood framed construction became top of mind for the public. Long term exposure to moisture and water can weaken wood framing significantly and potentially cause catastrophic collapse. The State of California responded with changes to the California Building Code, passing SB 721 and SB 326, and local inspection ordinances. With the passage of SB 721 and SB 326, wood framed exterior elevated elements (E3s) inspections for multi-family residential buildings are starting to become a large part of building enclosure consultants work. This presentation will discuss the basics of wood decay and deterioration, typical framing types for E3s, the requirements and differences of the SB 721 and SB 326, recommendations for performing these inspections, and review of typical problematic conditions. Presenter will also review and discuss common design aspects of E3s and waterproofing that inspectors should be aware can be ingress points for moisture. Presenter will show examples and photographs from previous SB 721 and 326 inspections. Finally, the Presenter will discuss different ways to incorporate the anticipation of these inspections into the design of new construction.

The objectives of the presentation are:

1. Causes of wood decay and deterioration.
2. Review the requirements and differences for SB 721 and SB 326.
3. Discuss methods of performing investigations.
4. Examinations of typical problematic issues.

Following the presentation will be a [Virtual Networking Session](#) for participants.



Erica is a licensed Architect and registered Professional Engineer in the State of California and Associate at McGinnis Chen Associates, Inc. Erica manages and directs MCA's Southern California office based out of Long Beach, California. Erica joined MCA in 2013 and has managed numerous design projects and performed investigation and evaluation on several building assemblies including roofing, plaza decks, exterior wall assemblies, windows, basements, and skylights. Erica has a bachelor's degree in Civil Engineering from Cal Poly San Luis Obispo and a master's degree in Civil Engineering from University of Southern California. Erica serves as the Secretary for the Southern California chapter of IIBEC.

When:

Thursday April 22, 2021

**Presentation: 5:00 p.m. – 6:00 p.m.
Virtual Networking: 6:00 p.m. – 7:00 p.m.**

Where:

**Webinar Login Information
Emailed Directly to Attendee**

Cost:

**Registration: \$15 - IIBEC Members
 \$25 - Non-members**

Registration:

**Virtual Sponsorship: \$75
(one spot available)**

- Company banner after closing slide of presentation.
- Up to 5 minutes of screen time prior to the AIA / IIBEC presentation (presentation, videos, etc.).
- Company banner at virtual networking event.

Online at: www.socaliibec.org

*72-hour cancellation is requested
for a full refund.*