

*Riviera Gardens HOA*  
*Owners Town Hall Meeting - December 9, 2023*

**FAQ - ELEVATED STRUCTURES - INSPECTIONS**  
**AND REPAIRS**

**Q: What is SB 326 and why did it impact RG?**

A: SB 326 is a 2019 California law that mandates inspections of specifically defined elevated structures within all HOA buildings with at least 3 attached units throughout California.

**Q: What is the purpose of this law?**

A: The purpose of the inspection is to assess the continued structural integrity of specifically defined “elevated” elements of HOA buildings, and if problems are found, to mandate immediate repairs. These inspections are required to be completed by Jan 1, 2025. In Riviera Gardens’ case, defined elevated elements consist of 2<sup>nd</sup> floor balconies and walkways.

**Q: I don’t recall hearing anything about this until last year - why is that?**

A: PPM was told by our previous HOA attorney in 2019 or 2020 that SB 326 did not apply to RG. Subsequent investigations conducted in 2022 by an owner, and now member of the Long-term Planning and Implementation Committee (PIC), determined that this advice was incorrect. Inspections by

a structural engineer were required. After months of investigation and research by the PIC to locate a company/engineer that was available to do the inspections and engineering report, C. Sigler & Associates proposal was accepted by the Board in 2023.

**Q: Has RG now done these mandated Inspections?**

A: Yes. C. Sigler and their structural engineer conducted the inspection in October 2023 and the engineer's final report was received on November 27. Upon receipt and review by the Board, the entire report will be posted on the HOA website for all owners to review.

**Q: Was the cost of these inspections part of our 2023 Reserve Study?**

A: No. Funds had not been set aside for these inspections. The cost to conduct this inspection was \$79k (both inspection and contractor work associated with the opening up of balcony and walkway ceilings for inspection, as well as all construction management and Professional Structural Engineer attendance and reporting), and will be properly paid out of the existing Reserve Fund, since such costs are properly Reserve items and are now included in the 2024 Reserve Study.

**Q. Why does the inspection need to be included in the 2024 Reserve Study if the work was completed in 2023?**

A. The State of California has mandated in SB 326, that elevated elements must be inspected every nine years following the initial inspection. Fortunately, all necessary openings were created during the 2023 inspection and will significantly reduce the cost of future inspections.

**Q: Do we have any idea of what was found by the inspectors and what repairs may lie ahead for the HOA?**

A: C. Sigler & Associates' summary report is included in the Town Hall package. Additionally, in his preliminary email findings, Mr. Sigler states as follows:

*“Again, nothing immediate or urgent jumped out – lots of staining and signs of age and water slowly staining the substrates at the walkways and a few of the balconies, which has taken years and years to develop. There are no safety issues, but items to prepare for relating to the concrete surfacing. It is impossible to estimate costs for things like this, so I’m sorry but guessing is not a typical engineering approach and is unwise. There are too many different ways to go about the crack repairs, and there are drainage issues abounding at the walkways. The balconies are sloped properly, the walkways are **not**.”*

Mr. Sigler, however, cautions that the extensive walkway cracking, with evidence of water ingress, is something that, while not urgent or safety related, should not be ignored for many more years. Further discussion of repair alternatives and associated costs and funding will be incorporated in the 2025 Reserve Study.