



# BALCONY ENGINEERS

AN APPROVED MEMBER OF BALCONY SERVICES NETWORK



## SB-721 INSPECTION FINDINGS

**PHASE 1 PASS PEND., PHASE 2 PASS**

No Immediate Threats Exist



PERFORMED AT:

**C 1751 (C-side) 721 Wood St (1751 C-side) Oakland** **AKLAND BALCONY COMPLIANCE**

AUTHORITY HAVING JURISDICTION:

PHASE 1 INSPECTION DATE **September 4 2025**

PHASE 2 INSPECTION DATE\* **September 4 2025**

REPORT DATE **September 4 2025**

REPORT EXPIRES **December 4 2025**

PREPARED BY:

**BALCONY ENGINEERS**

NOT to be used as a Construction Control Document unless noted and Formal Repair Report attached.

This document expires 30 days from date of delivery to owner/agent via email or mail unless Design Professional or Other are retained for Engineer Oversight in writing.



CALIFORNIA HQ:  
1 AVENUE OF THE PALMS, SAN FRANCISCO, CA 94130



800-649-3333  
INFO@FIREESCAPEENGINEERS.COM



**SB721 INSPECTION FINDINGS**

**721 Wood St (1751 C-side) Oakland CA**

Sep 04 2025  
Phase 1 Inspection Date

Sep 04 2025  
Phase 2 Inspection Date

building construction:  Brick  Masonry  Concrete  Concrete Block  Steel  Wood  Stucco  Terra Cotta  Other... pg2

system construction: **Wood**  Iron/Steel  Masonry  H. Depot Ladder  Stained

deck construction: Wood  Aluminum  Concrete  No FE on the Bldg  Pressu

support construction: Wood  Metal (other)  Glass  Membr

railings construction: Wood  Steel & Wood  Brick  Galvanized

other construction: Concrete Iron/Steel  Wood  Mixed  Painted

Wood/Composite  Tiled  Primed



	Structural	Railing	Membrane	Paint/Stain	Code
% failure	0%	0-25%	0%	0%	0%

Phase 1 - Associated Waterproofing – Paint, Stain, Flashing, Membranes, Coatings, Sealant:

1. Overall - This Exterior Elevated Element is kept maintained/painted/stained. **Yes**

2. All associated waterproofing is structurally intact having no material deterioration, water ingress, and/or damage. **Yes**

If not, what type of issues?



REPORT DATE **September 4 2025**  
REPORT EXPIRES **December 4 2025**

**1751 (C-side)**  
LocatonID

**C**  
side

**5761**  
Case Number

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### Phase 1 - Exterior Elevated Elements (EEE) – External and Visible Components:

3. Overall – EEE’s are structurally sound and intact having no material deterioration- NO wood rot, material loss, and/or immediate threats. Yes

4. Footings/Piers are structurally sound having NO internal rust jacking, surface rust, wood rot, and/or material deterioration/loss – NO heaving or sinking. Yes  
If not, what type of issues?

5. Platforms – concrete slabs, wood decking, and/or topping material are structurally sound having NO material deterioration – NO cracking, wood rot, material loss, water intrusion. Yes  
If not, what type of issues?

6. Railings – on platforms, stairways, etc. are structurally sound having NO material deterioration – No internal rust jacking or external surface rust or wood rot or spauling. No  
If not, what type of issues?

Soft/Wood Rot

7. Stair stringers, Upper & Lower Hanger Clips are structurally sound having NO material deterioration – NO internal rust jacking or external surface rust or wood rot. No  
If not, what type of issues?

Rust on external components

8. Stair treads: Treads, Risers, and Fasteners are structurally sound having NO material deterioration – NO internal rust jacking or external surface rust or wood rot. No  
If not, what type of issues?

Cracks

### Phase 1 & 2: Load Bearing Components and Supports – Both External and Concealed:

9. Overall - Load Bearing components are structurally sound and having no water intrusion, organic growth, material deterioration, rust, wood rot and/or material loss. Yes

10. Support posts, legs, and brackets are structurally sound having NO material deterioration, rust, wood rot, or material loss. Yes  
If not, what type of issues?

11. Ledger and rim boards, joists, decking and/or cantilevered beam structural spans are structurally sound having NO material deterioration, rust, wood rot, or material loss. Yes  
If not, what type of issues?

12. Component fasteners: Joist hangers, nails, structural screws, etc. are structurally sound having NO material deterioration, rust, wood rot, or material loss. Yes  
If not, what type of issues?

13. Load bearing fasteners: Thru bolts, lag bolts, or other equivalents are structurally sound having NO material deterioration, rust, wood rot, or material loss. Yes  
If not, what type of issues?

### Phase 1 & 2/ Code requirements – Fabrication, Installation, Modification, and Code Upgrades

14. There are NO pre-existing non-conforming issues or improper alterations requiring AHJ notification for approval. Yes

15. There is functional lighting or illumination present on or near the balcony system, which may limit visibility during nighttime use. Yes



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This SB 721 evaluation was requested at this location to confirm that the exterior elevated system and the associated water proofing elements are in generally safe condition, adequate working order, and free from any hazardous conditions as laid out in the SB 721 requirements.

The inspection was conducted to the extent accessible and observable at the time. Findings are based solely on visible conditions, and areas or components not exposed or accessible at the time of inspection are excluded from the assessment.

This is a two story wood building with an exterior elevated element system made of wood and consisting of wood platforms with concrete and steel staircase to grade. The associated waterproofing elements are present in the form of membrane and flashing. The concealed spaces are enclosed on the bottom, necessitating a further interior inspection of concealed spaces to fulfill the requirements outlined by the SB 721.



### **Results of Phase 1 exterior elevated element inspection:**

Associated waterproofing: Pass, membrane has no issues noted.

Exterior of elevated elements: Pass

Railings: Fail. Minor repairs required. One picket has rotted from the bottom and is disconnected.

Platforms: Pass

Treads: Pass pending, as concrete treads have cracks and spalling from water intrusion.

Stringers: Pass, though rust and corrosion is forming at tread welded connections and bolted clips. Recommend cleaning, painting, and sealing.



### **Results of Phase 2 load bearing component inspection:**

Load-bearing components: Pass. No signs of water intrusion, organic growth, or found in accessed concealed spaces on date of inspection.

### **Final results: System is functional and safe. No immediate threats exist.**

Nonimmediate repairs exist. Water intrusion, organic growth, and other deterioration into accessed concealed spaces are not noted at time of inspection. Expected projected service life: 6+ years and until next inspection, if routine maintenance is kept to preserve lifetime of the system.



Overall the paint and waterproofing PASS:

Our inspector found no code issues related to AHJ (Authority Having Jurisdiction) or PENC (pre-existing non-conforming) requirements for this system.





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## 721 Wood St (1751 C-side) Oakland CA

Sep 04 2025  
Phase 1 Inspection Date

Sep 04 2025  
Phase 2 Inspection Date

### 721 Wood St (1751 C-side)

Site Address  
Ivory Graham  
Owner or Owner Agent  
Oakland CA 94607  
City State Zip Code  
(510) 289-9578  
Phone fax  
igraham@ebaldc.org  
email

FE Structural Format  
Wood  
Location  
C  
FE Made Of  
Wood  
City State Zip Code  
Stories  
3  
# of FEs on building  
10  
Mailing Address  
Phone fax  
website

Oakland CA 94612  
Address City State Zip Code  
250 Frank H. Ogawa Plaza  
Address  
(510) 444-3322  
Phone fax  
Violation Number  Written Violation  Verbal  N

Repair/Paint Vendor or Owner/Agent acceptable by AHJ to repair/paint fire escapes:  
Repair Vendor or Agent: Company Name Repair Vendor or Agent: Contact Name License Number Repair Permit Number

This document is  a. Phase 1 SB 721  
OR  b. Phase 2 SB 721 Investigation of concealed spaces (15% minimum)

To the best of my knowledge, information, belief, and judgment, based on visible and unobstructed areas at the time of evaluation, the following statements are accurate. The exterior elevated element(s) have either passed or failed as of the evaluation date above. This evaluation is limited to the conditions observed and does not predict or guarantee future safety or structural integrity.

It is the responsibility of the property owner or agent to ensure the property remains in generally safe condition and proper working order. Maintenance and adherence to inspection requirements for the next nine years, or until reinspection, are the sole responsibility of the owner or agent.

- Indicate inspection was done by:
- a. Phase 1 and 2 completed: All structural elements visible, all rail components tested, all associated waterproofing and membranes are intact.
  - b. Phase 1 completed. Phase 2 inspection of concealed spaces to be scheduled.

### SB 721 Passed? Phase 1 Pass Pend., Imminent Safety Issues? No Immediate Threats Exist

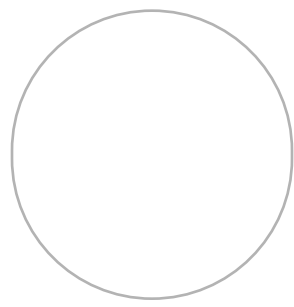
- Evaluation has determined that the system(s) passed Phase 1 and Phase 2 and is certifiable.
- Evaluation has determined that the system(s) in Phase 1 has deficiencies but passed Phase 2. Certification pending.
- Evaluation has determined that the system(s) has passed pending Phase 2 15% min completion. Certification pending.
- Evaluation has determined that the system(s) has failed. See detailed Phase 2 report.
- Evaluation has determined that the system(s) has immediate threats to life and safety. AHJ notification required for immediate action.

SB 721/326 17973. (a) The purpose of the inspection is to determine that exterior elevated elements and their associated waterproofing elements are in a generally safe condition, adequate working order, and free from any hazardous condition caused by fungus, deterioration, decay, or improper alteration to the extent that the life, limb, health, property, safety, or welfare of the public or the occupants is not endangered. not meet its load requirements, would, in the opinion of the inspector, constitute a threat to the health or safety of the occupants.(c) The inspection required by this section shall at a minimum include: (1) Identification of each type of exterior elevated element that, if found to be defective, decayed, or deteriorated to the extent that it does not meet its load requirements, would, in the opinion of the inspector, constitute a threat to the health or safety of the occupants. (2) Assessment of the load-bearing components and associated waterproofing elements of the exterior elevated elements identified in paragraph (1) using methods allowing for evaluation of their performance by direct visual examination or comparable means of evaluating their performance.

Alan Toll Design Professional or Other Name  
978-512-1137 Phone  
atoll@townandhome.com email  
C15030 License Number  
N/A fax  
Jan/31/27 License Expires Date  
Sep/04/25 Site Inspection Date  
5761 Case ID

Fire Escape Services Network Design Company or Other Company Name  
1 Avenue of the Palms Address  
San Francisco CA 94130 City State Zip Code

X  
  
9/4/2025  
peer reviewed by Fire Escape Engineer Francisco Meneses





# SB721 INSPECTION FINDINGS

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### SB 721 PHASE TWO

