



BALCONY ENGINEERS

AN APPROVED MEMBER OF BALCONY SERVICES NETWORK

INSPECTION OF E3 - EXTERIOR ELEVATED ELEMENTS

721 Wood St
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
ABCD

FE Made Of
Wood

Stories
3

of FEs on building
10

Owner or Owner Agent Company

Mailing Address

City State Zip Code

Phone fax

website

Oakland CA
Authority Having Jurisdiction

balconycompliance@oaklandca.gov
email

250 Frank H. Ogawa Plaza
Address

(510) 444-3322
Phone fax

Oakland CA **94612**
City State Zip Code

Written Violation Verbal N

Violation Number

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 six 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.

E3s included in this SB 721 inspection:

- 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

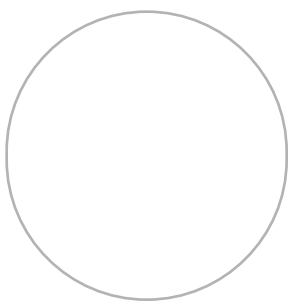
C15030
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fax

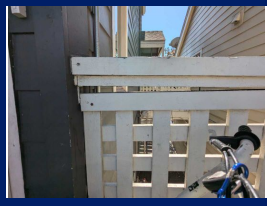
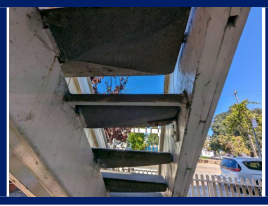
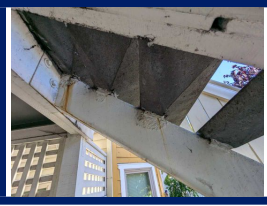
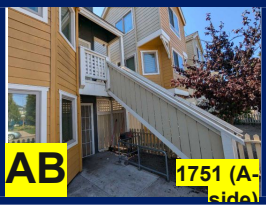
Jan/31/27
License Expires Date
Sep/24/24
Site Inspection Date
5761
Case ID

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

9/24/2024
peer reviewed by Fire Escape Engineer Francisco Meneses





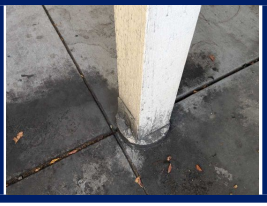
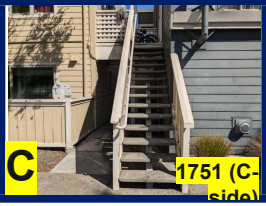
Immediate Threats Exist?

Non-Immediate Repairs Required?

PHASE 1 PASS PENDING

Structural	Paint/Stain
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Railing	Membrane
25% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing is in fair condition. Exterior elevated elements have deficiencies in the form of loose railing infill lattices and surface corrosion on stringer connections to treads.



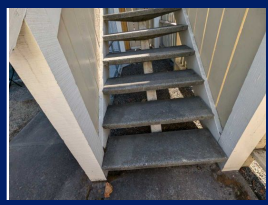
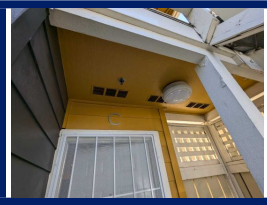
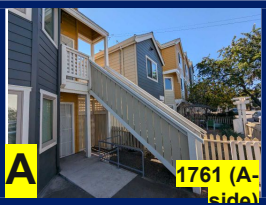
Immediate Threats Exist?

Non-Immediate Repairs Required?

PHASE 1 PASS PEND., PHASE 2 PASS

Structural	Paint/Stain
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Railing	Membrane
0-25% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
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See detailed phase 2 report.



Immediate Threats Exist?

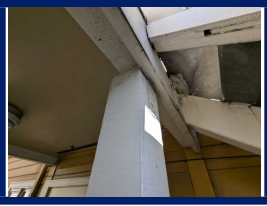
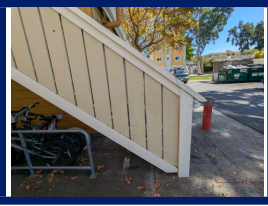
Non-Immediate Repairs Required?

PHASE 1 & 2 PASS

Structural	Paint/Stain
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Railing	Membrane
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

See detailed phase 2 report





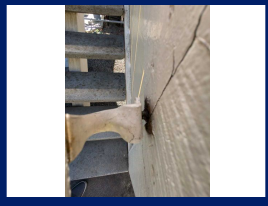
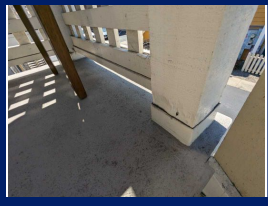
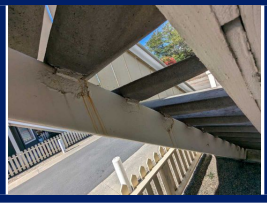
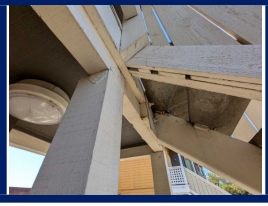
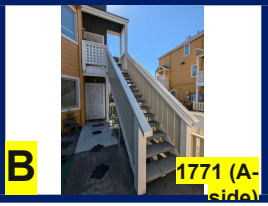
Immediate Threats Exist?

Non-Immediate Repairs Required?

PHASE 1 PASS WITH RECOMMENDATIONS

Structural	Paint/Stain
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Railing	Membrane
0-25% <input type="button" value="v"/>	0-25% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing has a crack developing on the membrane, and should be kept maintained. Exterior elevated elements and railings are in fair condition, though some surface corrosion is developing on the stringers.



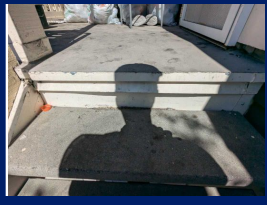
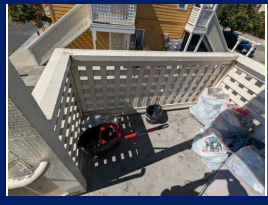
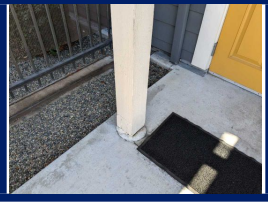
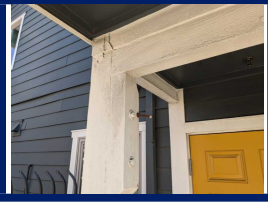
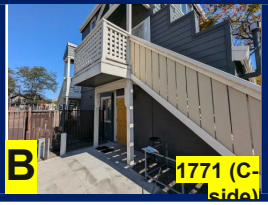
Immediate Threats Exist?

Non-Immediate Repairs Required?

PHASE 1 PASS PEND., PHASE 2 PASS

Structural	Paint/Stain
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Railing	Membrane
0-25% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing is in fair condition. Exterior elevated elements and railings are in fair condition, though some surface corrosion is developing on the stringers, and graspable handrail is loose and should be kept maintained.



Immediate Threats Exist?

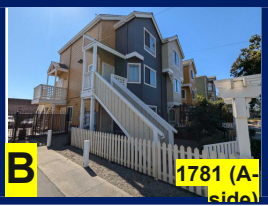
Non-Immediate Repairs Required?

PHASE 1 PASS WITH RECOMMENDATIONS

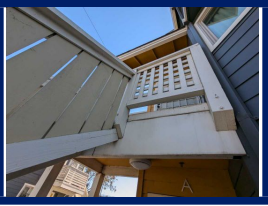
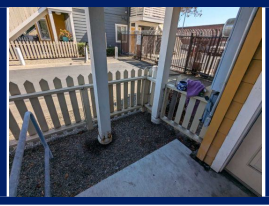
Structural	Paint/Stain
0% <input type="button" value="v"/>	0-25% <input type="button" value="v"/>
Railing	Membrane
0-25% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing is in fair condition. Exterior elevated elements and railings are in fair condition, though some surface corrosion is developing on the stringers, and graspable handrail tieback has separation and should be kept maintained.





1781 (A-side)



Immediate Threats Exist?

Non-Immediate Repairs Required?

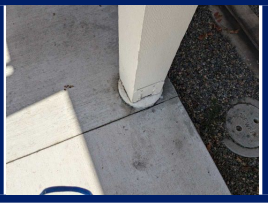
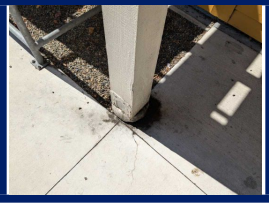
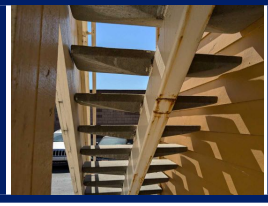
PHASE 1 PASS WITH RECOMMENDATIONS

Structural	Paint/Stain
0% <input type="button" value="v"/>	0-25% <input type="button" value="v"/>
Railing	Membrane
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing is in fair condition. Exterior elevated elements and railings are in fair condition, though some surface corrosion is developing on the stringers.



1781 (C-side)



Immediate Threats Exist?

Non-Immediate Repairs Required?

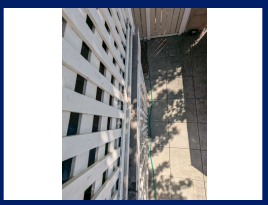
PHASE 1 PASS WITH RECOMMENDATIONS

Structural	Paint/Stain
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Railing	Membrane
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing is in fair condition. Exterior elevated elements and railings are in fair condition, though some surface corrosion is developing on the stringers.



721 (B-side)



Immediate Threats Exist?

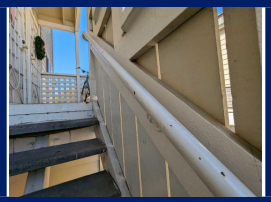
Non-Immediate Repairs Required?

PHASE 1 PASS PEND., PHASE 2 PASS

Structural	Paint/Stain
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Railing	Membrane
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>
Code	Other
0% <input type="button" value="v"/>	0% <input type="button" value="v"/>

Seen detailed phase 2 report.





Immediate Threats Exist? **No**

Non-Immediate Repairs Required? **No**

PHASE 1 PASS WITH RECOMMENDATIONS

Structural	Paint/Stain
0% <input type="text"/>	0% <input type="text"/>
Railing	Membrane
0-25% <input type="text"/>	0% <input type="text"/>
Code	Other
0% <input type="text"/>	0% <input type="text"/>

This system was not part of the phase 2 load-bearing sample population of 15% min of all types total population. System consists of a wood platform with concrete and steel stairs to grade. Associated waterproofing is in fair condition. Exterior elevated elements and railings are in fair condition, though some surface corrosion is developing on the stringers, and light exterior deterioration is present on mitered railing joints.

