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Making Buildings Perform Better

**KASDAN  
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TURNER LLP**

CONSTRUCTION DEFECT  
CLASS ACTION  
CONSUMER LITIGATION

## THE CORONAVIRUS EFFECT AND CA SB 326. LET US HELP YOU SAFELY CHECK FOR DEFECTS.

**WEBINAR**  
June 10th, 2020  
11am-12:30pm PST



The State's recently passed "balcony bill" sets out new requirements for structural and waterproofing inspections at condominium properties. These inspections that are critical in identifying hidden defects or safety issues. This webinar will navigate these requirements and get a head start on ensuring that their properties are code compliant.

For multi-family condominium owners, HOA boards and property managers.

### Abstract

In 2015 a tragedy in a Berkeley, California apartment resulted in the death of several college students when a balcony collapsed. The resulting forensic investigation, which ABB took part in, concluded that water intrusion had weakened the balcony's structural members which contributed to the balcony collapse.

To prevent these life safety issues, the California State Senate passed Senate Bill (SB) 326 in response. SB 326 specifically requires all condominiums and townhomes to conduct visual inspections of exterior elevated elements (like balconies and amenities) by a licensed professional.

What does practical implication of balcony inspections look like during and directly after the COVID-19 crisis? Just as the crisis is changing many aspects of our day to day lives, it is changing the way we inspect buildings.

### How We Can Help

Allana Buick & Bers and Kasdan Lippsmith Turner, LLP have developed a webinar specifically for multi-family condominium owners, HOA Boards and property managers. The webinar will show by example, forensic case studies of leaks, rot and failure mechanisms in typical balconies – including the 2015 Berkeley tragedy – and visual signs to look out for.

This webinar will also teach you to conduct a simple inspection yourself, teach you to take photos of your balcony and landing and send them to our building experts for evaluation. If your submitted photos seem to indicate an immediate need, or potential problem, we will schedule your project for a free initial consultation by an ABB professional and recommend next steps required to complete the SB-326 inspection requirements. Although, this approach will not satisfy the requirements of SB-326, this webinar will address the specifics of the Bill and the fiduciary duties of the Board.

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## Learning Objectives

1. Learn about common balcony failure modes – and recognize which ones can have serious life safety implications.
2. Understand the CA SB 326 Bill.
3. Learn about “DIY” inspections.
4. What will balcony inspections look like during and directly after the COVID-19 crisis? Learn how DIY inspections (with remote analysis by licensed professionals) can aid in the SB 326 compliance and identify latent issues.

## Presenters



### **KARIM ALLANA, PE, RRC, RWC**

Allana Buick & Bers, Inc.  
CEO | Senior Principal

### **Allana Buick & Bers, Inc.**

Karim P. Allana is the CEO and Founding Principal of Allana Buick & Bers, Inc. (ABB), a leading Architectural-Engineering firm specializing in building envelope and sustainable construction for new and rehabilitation projects. Mr. Allana has been in the A/E and construction fields for 35+ years, with a concentration on forensic analysis, design, and sustainable construction of roofing, waterproofing and building envelope systems. He has also acted as a consultant and expert witness in 500+ construction defect cases.

Mr. Allana earned a B.S. in Civil Engineering from Santa Clara University and is a licensed professional engineer in California, Hawaii, North Carolina, Nevada and Washington. He is a Registered Roof Consultant (RRC) and Registered Waterproofing Consultant (RWC) through IIBEC, Inc. He is a frequent speaker and presenter at professional forums. [www.abbae.com](http://www.abbae.com)



### **RITCHIE LIPSON, ESQ.\***

Kasdan LippSmith Turner LLP  
Director of Client Relations

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DISTRICT OF COLUMBIA ONLY

### **Kasdan LippSmith Turner LLP**

Ritchie Lipson is the Director of Client Relations for Kasdan LippSmith Weber Turner LLP. For the past 20 years, Mr. Lipson has worked with Commercial Investors, Municipalities, School Districts, Homeowner Associations and Residential Property Owners, to assist in the fair resolution of their claims for defective construction. During that period, he has been involved in over 70 cases, including several class action lawsuits, recovering over \$123 million for clients. For those cases in Arizona, Ritchie acted as counsel along with others in his firm.

He earned his law degree from the Sandra Day O'Connor College of Law at Arizona State University, and a Masters in International Business from the American Graduate School of International Management. He studied international law at the University of Exeter in England. He received his undergraduate degree in Political Science from Colorado College. [www.klwlaw.com](http://www.klwlaw.com)

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