

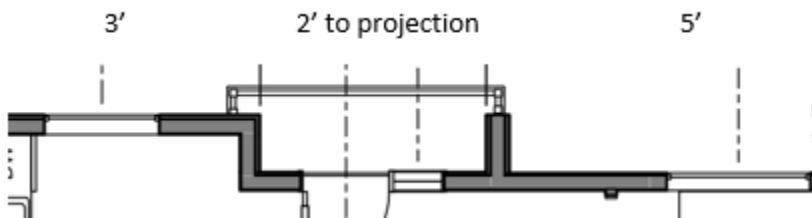
Measurement of projections at recessed balconies

Condition

The balconies are about 3' deep, including 2' which are recessed into the building and about 1' projected outward.



The distance from the lot line to the various elements are shown on this plan view:



For purposes of applying Table 705.2, the applicant would like to use the 3' fire separation distance.

Question

When a balcony is recessed into the mass of the building, from what segment of the exterior wall would the fire separation distance be measured for purposes of determining the minimum allowed distance of a projection from a lot line?

For purposes of applying Table 705.2, the applicant would like to use the 3' fire separation distance.

Or, do the balconies project to 2' from the lot line at an exterior wall 5' from the lot line, in violation of Table 705.2?

Building Code Sections

2018 IBC:

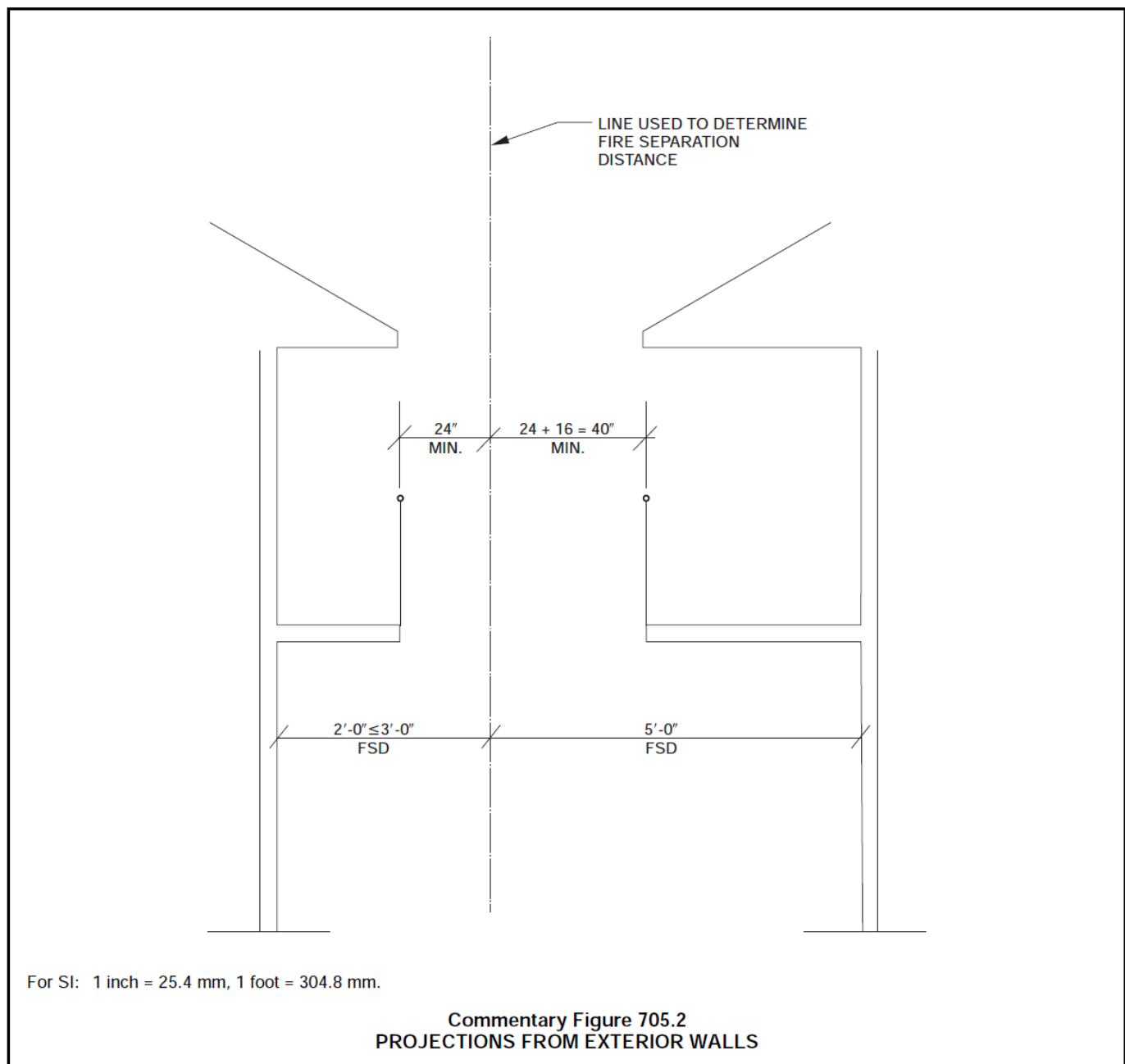
705.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section... Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.

**TABLE 705.2
MINIMUM DISTANCE OF PROJECTION**

FIRE SEPARATION DISTANCE-FSD (feet)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 to less than 2	Projections not permitted
2 to less than 3	24 inches
3 to less than 5	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
5 or greater	40 inches

Per the Code and Commentary: “The first column in Table 705.2 is Fire Separation Distance (FSD) and is measured from the lot line or assumed lot line to the exterior wall...”

From the Code and Commentary:



Interpretation

When projections from the exterior wall are in close proximity to the lot line, they create problems that are due to trapping the convected heat from a fire in an adjacent building. As this trapped heat increases, the building under consideration is at a greater hazard. The code mandates the minimum distance from the leading edge of each projecting element and the FSD be considered individually.

Where the exterior wall does not follow the same plane and is segmented, the FSD of exterior wall for each segment will be considered individually. In other words, if a projection is allowed in one segment of the exterior wall, you cannot apply that same FSD across the entire side of the building to increase the size of a balcony at an exterior wall in a different segment.

At the balcony, the fire separation distance shall be measured from the exterior wall at the back of the balcony (5' in this case).

Important notes

Last reviewed: 06 Mar 2020.

This code interpretation is provided to help applicants understand the building codes. It represents the opinion of the Salt Lake City Building Official in relation to a specific project at the time it was rendered. Per International Building Code Section 104.1, such interpretations shall be in compliance with the intent and purpose of the building code, and they shall not have the effect of waiving requirements specifically provided for in the building code. Therefore, do not assume that any interpretation would also apply to your project. Always consult with a Salt Lake City building plans examiner for specific interpretations as needed regarding your project.