



INFORMATION SHEET

NO. FS-06

DATE : November 2023

CATEGORY : Fire Safety

SUBJECT : **Fire Protection for Residential Decks and Deck Stairways in Rear or Side Yard**

PURPOSE : The purpose of this Information Sheet is to clarify the requirements for residential deck and deck stairway protection at the property lines located at the rear or side yards in alterations to existing buildings.

REFERENCE : San Francisco Building Code, Current Edition
California Building Code (CBC), Current Edition
CBC Section 705.2 Exterior Walls, Projections
CBC Section 705.8 Exterior Walls, Openings
CBC Section 705.11 Exterior Walls, Parapets
CBC Section 1015 Guards
CBC Section 1027.5 Exterior Exit Stairways and Ramps, Location

DISCUSSION : Residential decks and deck stairways in the rear or side yards represent an opening in exterior wall lines.

The fire separation distance (FSD) measured from property line for such openings are governed by CBC Table 705.8, unless a one-hour fire-resistive wall is provided extending from the ground to 30 inches above the walking surface of the deck and deck stairway. Note that guard requirements per CBC Section 1015 apply.

Without a fire-resistive wall, the minimum fire separation distance (FSD) of the deck and deck stairway from the property line shall be as follows:

1. For R3 buildings, FSD = 3 feet or more.
2. For R2 buildings, FSD = 5 feet or more, with the exception of egress components.

The discussion on "decks" in this information sheet is in reference to residential decks, which are exterior platforms built above the ground and connected to the main building. It is delineated from "balconies" or pool "decks" as defined by CBC Section 202.

Where the deck or deck stairway serves as a required egress component, the required minimum distance between the property line and the egress component shall be in accordance with CBC Section 1027.5.

Overhang and projections are outside the scope of this information sheet and shall comply with SFBC Section 705.2.



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Date

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