



INFORMATION SHEET

NO. S-10

DATE : November 18, 2024

CATEGORY : Structural

SUBJECT : **Balconies, Decks, Projections, and other Exterior Elevated Elements**

PURPOSE : The purpose of this Information Sheet is to summarize the requirements in the current code for balconies and decks.

REFERENCE : California Building Code (CBC), Current Edition
San Francisco Building Code (SFBC), Current Edition
San Francisco Housing Code (SFHC)

DISCUSSION :

The purpose of this information sheet is to identify code provisions applicable to the design and construction of balconies, decks, projections, and other exterior elevated elements.

California Building Code

Sections 107.2.5 and 110.3.7 include provisions requiring information and details on construction documents for an impervious moisture barrier system of exterior elevated elements and associated inspection requirements during construction.

Table 1607.1 provides minimum live loads of balconies and decks for structural design.

Section 2304.12.2.4 includes detailing requirements and specifications for wood structural members that support moisture-permeable floors and roofs that are exposed to weather.

Section 2304.12.2.5 includes provisions for ventilation at the underside of enclosed framing in exterior elevated elements.

San Francisco Building Code, Section 1402.8 Projections and Appendages

Section 1402.8 stipulates the requirement to control rainwater backflow under projections, as well as the requirement for ventilation at all enclosed spaces of projections in wood framed construction. This section also provides provisions for drainage at uncovered balconies and decks.

San Francisco Housing Code, Section 604 Structural Maintenance – Affidavit Required

San Francisco Housing Code, Section 604 requires submission of the Compliance Affidavit to the Department of Building Inspection's Housing Inspection Services for periodic structural inspection and/or

maintenance of weather-exposed areas. The form is found on the website at sf.gov/fulfill-safety-requirements-your-buildings-decks and features the following:

- A. Notice Requiring Compliance of San Francisco Housing Code (SFHC) Section 604 for Apartment Buildings/Residential Condos (3 or more units) and Hotels
- B. Compliance Affidavit

Other Conditions:

Other conditions will be evaluated on a case-by-case basis by the plan check supervisor or manager.



11/19/024

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Date

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