



2018 SBC Code Interpretation

SBC 705.2, CA 705.2
Aluminum Planks at Private Balconies
Release Date: 1-31-2022
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The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue: Covered balconies with solid floors are considered floor area, not projections. Seattle's Code Alternate CA705.2 permits stacked or covered private balconies with grated metal decking for the floors to be treated as projections, not floor area. May aluminum planks be used in lieu of grated metal decking?

Code Modification:

- SDCI will permit aluminum plank floors instead of grated metal decking or fire-resistance rated construction for floors of private covered balconies where the following conditions are met:
- **Fire-resistance rating of floor and supporting structure:** The balcony structure and its supports back to the building are non-combustible or a type of aluminum that meets the requirements for non-combustibility per SBC 703.5.1.
- **Fire Separation distance:** Fire separation distance is measured from the vertical plane at the outermost edge of the balcony.
- **Unprotected Openings:** Open sides of balconies are considered unprotected openings and must conform to the allowable percentage of openings in Table 705.8.
- **Location:** Balconies are open to a public way, or to a yard or court per SBC 1205.
- **Unit separation:** Unit separation is not required to extend to the balconies.
- **Sprinklers:** Sprinklers are provided at balconies > 2' deep.

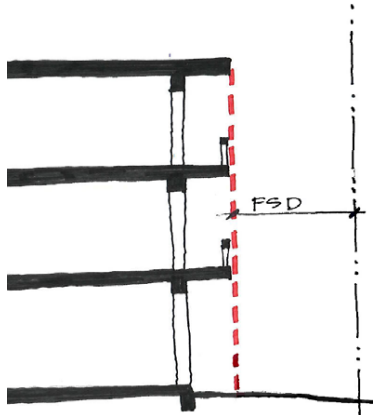


Figure 1: Section

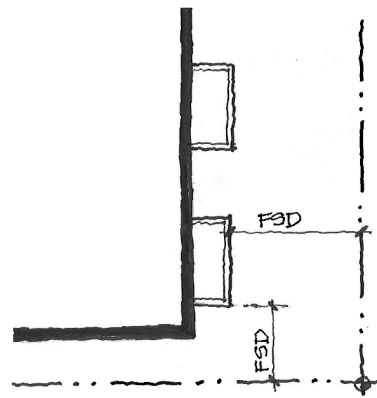


Figure 2: Plan

For questions about whether this code solution applies to your project:

- If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application
- If you have not submitted an application, send us a question through the SDCI website <http://www.seattle.gov/dpd/toolsresources/sendusaquestion/default.htm> or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location <http://www.seattle.gov/dpd/aboutus/whowere/applicantservicescenter/default.htm>