



CODE GUIDE

BUREAU OF DEVELOPMENT SERVICES



TOPIC: Projections - IBC/7/#7 & IRC/AN/#3

**CODE: Structural Specialty Code: 2004 Edition
Residential Specialty Code - 2005 Edition**

APPROVED: July 14, 2006 _____ *[Paul L. Scarlett]* , Director _____

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**REFERENCE: Section 704.2 – Structural Specialty Code
Section AN 103.4.3 - Residential Specialty Code**

SUBJECT: Building Projections Into Private Streets

QUESTION: Are projections beyond the exterior wall of buildings allowed to project into private streets or open space that is held in common ownership by multiple parties?

RESPONSE: Projections such as but not necessarily limited to eaves, cornices, exterior balconies, bay windows or similar architectural appendages will be allowed to project into a private street or open space that is held in common ownership by multiple parties under the following conditions.

- The commonly owned open space is a private street, private shared drive or a Common Green as defined in the zoning code which has been legally established through a land division process that complies with the requirements of the zoning code.
- The private street, private shared drive or Common Green shall be a minimum of fifteen (15) feet wide.
- Vertical clearance of 13' - 6" shall be provided above all fire access roads, and private streets or private shared drives that are used for fire department vehicle access. The Fire Marshal's Office shall be contacted to determine if the private street or private shared drive is required for fire department vehicle access.
- Projecting elements encroaching into a Common Green, a private street or private shared drive from opposite sides shall not reduce the clear width of the Common Green, private street or drive that is open to the sky to less than twenty (20) feet when the private street or drive is required for fire department vehicle access or to less than ten (10) feet for other conditions. The Fire Marshal's Office shall be

IBC/7/#7 & IRC/AN/#3
Building Projections Into Private Streets
Page 2 of 2
July 14, 2006

contacted to determine if the Common Green, private street or private shared drive is required for fire department vehicle access.

- It shall be the responsibility of the developer to insure that adequate clearance is provided between projecting elements to allow for access by garbage trucks or other service vehicles that will be required to access the private street or drive.
- Projecting elements encroaching into a private street, private shared drive or Common Green shall comply with the requirements of Section 3202 of the Structural Specialty Code and with the requirements of Bureau of Development Services Code Guide IBC/32/#1 (Window Projections Into Public Right-of-Way).
- The center line of the private street, private shared drive or Common Green shall be considered an assumed property line for determining the fire separation distance for the application of the exterior wall and opening protection requirements of Tables 601, 602 and 704.8 for the projecting elements.

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