

2018 IBC and IEBC Group B, Successful Balcony Code Changes: (after the completion of OGCV vote, pending correlation by ICC; changes indicated are to the 2015 IBC and IEBC)

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S 7-16 (AMPC) clarifies wood framing that is enclosed and supporting a balcony must have ventilation openings similar to that required for an attic.

IBC

2304.12.2.6 Ventilation required beneath balcony or elevated walking surfaces.

Enclosed framing in exterior balconies and elevated walking surfaces that are exposed to rain, snow, or drainage from irrigation, shall be provided with openings that provide a net free cross ventilation area not less than 1/150 of the area of each separate space.

S 85-16 (AS) incorporates the requirement from ASCE 7 for design live load of balconies and decks at 1.5 times the live load of the area served by the balcony or deck not to exceed 100 psf.

IBC

Table 1607.1

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o , AND MINIMUM CONCENTRATED LIVE LOADS ^g

5. Balconies and decks ^h	<u>1.5 times the live load for the area served. Not required to exceed 100 psf</u> Same as occupancy served
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ADM 77-16 (AMPC) requires detailing on plans of all elements of an impervious moisture barrier system (including manufacturer's instructions when applicable) if the impervious moisture barrier option is used in IBC 2304.12.2.5 for wood framing supporting weather-exposed permeable floors, such as concrete or masonry slabs.

IBC

107.2.5 Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

IEBC

106.2.5 Exterior balcony and elevated walking surfaces. Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the

construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

ADM 87-16 (AMPC 1 and 2) requires inspection of all elements of the impervious moisture barrier system or special inspection can be utilized at the option of the code official if the impervious moisture barrier option is used in IBC 2304.12.2.5 for wood framing supporting weather-exposed permeable floors.

IBC

110.3.6 Weather exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

IEBC

109.3.6 Weather exposed balcony and walking surface waterproofing. Where the scope of work involves a balcony or other elevated walking surfaces exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall be not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

S279-16 (AMPC) requires the impervious moisture barrier system to have positive drainage of water that infiltrates the permeable floor above the impervious moisture barrier when that option is used in accordance with IBC 2304.12.2.5.

IBC

2304.12.2.5 Supporting members for permeable floors and roofs. Wood structural members that support moisture permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier. The impervious moisture barrier system protecting the structure supporting floors shall provide positive drainage of water that infiltrates the moisture-permeable floor topping.

An article on this concept by Joseph Lstiburek, Ph.D, P.Eng., Fellow ASHRAE, is available at this link: <http://building-science.com/documents/building-science-insights/bsi-093-all-decked-out>