



## TECHNICAL POLICY

### 13 – 18 Balcony Sprinkler Protection

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Buildings that are protected by sprinklers and that have balconies require exterior protection as follows:

1. Balconies of combustible construction (regardless the size of the balcony): Sprinklers are to be located under each balcony and under the roof soffit located over the balcony.

**Exception:** Where the under side of the balcony is within 6'-8" of grade, the sprinkler may be omitted.

2. Balconies of non combustible construction: Balconies greater than four (4) feet in the least dimension require either:
  - a. Sprinklers under each balcony (except within 6'-8" of grade).
  - b. Sprinklers installed on the dwelling side, within two (2) feet of the glazing or opening to the balcony and six (6) feet on center. The sprinklers are not required to be located between drapes and the glass.
3. Balconies of non combustible construction: Sprinklers are to be located under the soffit located over the balconies on buildings that have attics or soffits of combustible construction or combustible exterior siding.