	City of Milpitas **Building And Safety Department** Mailing Address: 455 East Calaveras Boulevard, Milpitas, California 95035-5479 – Tel. 408.586.3240, Fax 408.586.3285 www.ci.milpitas.ca.gov	Policy:	BDP-BLG 40
		Effective Date:	9/20/2015
		Revision Number	
		Last Revised	2/2/2017
	Requirements for Construction of Balconies	Approved by: Keyvan Irannejad P.E. Chief Building Official	
		Recommended By: Keyvan Irannejad	

- **Materials: projections exposed to weather.** Balconies, landings, decks, stairs and similar floor projections exposed to the weather shall be constructed of naturally durable wood, preservative-treated wood, corrosion resistant (e.g., galvanized) steel, or similar approved materials.

- **Materials: Laminated timbers.** The portions of glued-laminated timbers that form the structural supports of a building, other structure, projecting element or appurtenance and are exposed to weather shall be pressure treated with preservative or be manufactured from naturally durable or preservative-treated wood.

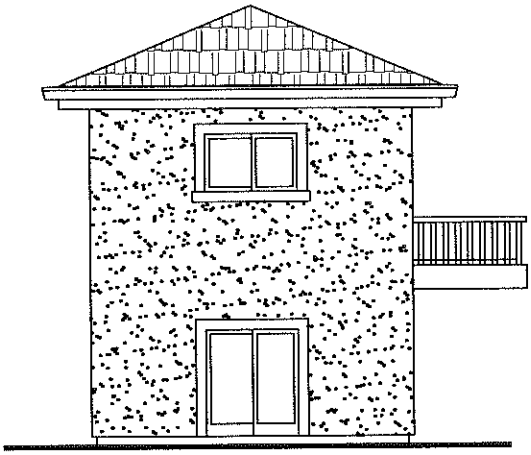
- **Materials: Supporting members for permanent appurtenances.** Naturally durable or preservative-treated wood shall be utilized for those portions of wood members that form the structural supports of buildings, porches or similar permanent building appurtenances where such members are exposed to the weather.

- **Ventilation and Inspection Access: Ventilation of weather exposed enclosed assemblies.** Balconies, landings, decks, stairs and similar exterior projecting elements and appurtenances exposed to the weather and sealed underneath shall have cross ventilation for each separate enclosed space by ventilation openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. The net free ventilating area shall not be less than 1/150th of the area of space ventilated. Openings for ventilation shall not be less than 1/16" and not more than 1/4", complying with CBC Section 1203.2.1. An access panel of sufficient size shall be provided on the underside of the enclosed space to allow for periodic inspection.

    - Exceptions:

        1. An access panel is not required where the exterior coverings applied to the underside of joists are easily removable using only common tools.
        2. Removable soffit vents 4 inches minimum in width can be used satisfy both ventilation and access panel requirements.

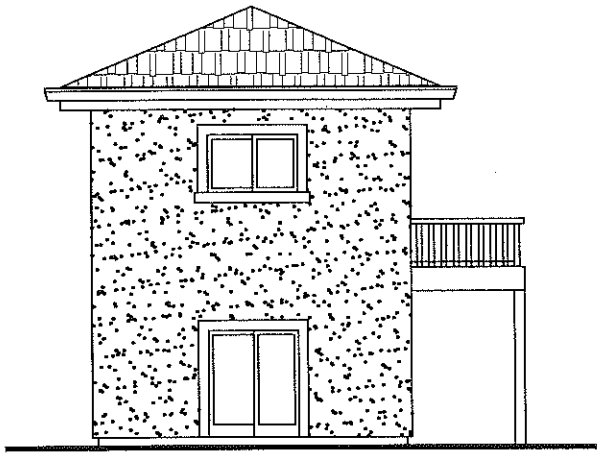
- **Special Inspection:**
  For all new construction of Group R-1 and R-2 Occupancies, as defined in the most recent edition of the California Building Code, the Building & Safety Department is requiring a special inspection by third party qualified waterproofing inspectors of water- and moisture-resistive barriers and associated components within the weather-exposed and enclosed walking surfaces. Third –party inspectors must be approved by the Building & Safety Department and must file special inspection reports with the Building & Safety Department.



CONDITION "A"

BALCONY IS CANTILEVER

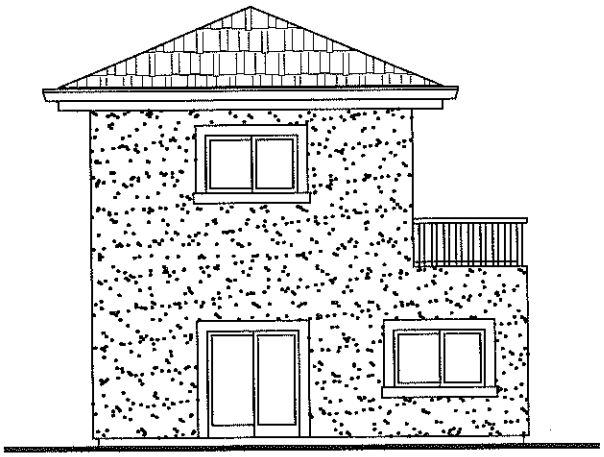
- VENTILATION IS REQUIRED
- PRESSURE TREATED WOOD IS REQUIRED



CONDITION "B"

BALCONY IS SUPPORTED BY STRUCTURE

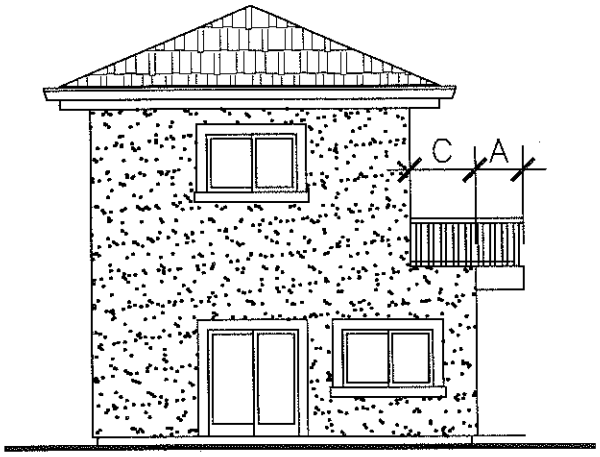
- VENTILATION IS REQUIRED
- PRESSURE TREATED WOOD IS REQUIRED



CONDITION "C"

BALCONY IS SUPPORTED BY STRUCTURE
ENCLOSED SPACE UNDERNEATH

- VENTILATION IS REQUIRED
- PRESSURE TREATED WOOD IS OPTIONAL



CONDITION "D"

COMBINATION OF "A" AND "C"

PART "A" SHALL MEET THE REQUIREMENTS IN CONDITION "A" OR "B"
PART "C" SHALL MEET THE REQUIREMENTS IN CONDITION "C"

NOTE: ALL CONDITIONS REQUIRE THRID PARTY WATERPROOFING INSPECTION

REV.	DATE	BY:	SCALE: N.T.S	City of Milpitas Building & Safety Division CONSTRUCTION OF ENCLOSED BALCONIES	SHEET 3 OF 3 SHEETS
			DATE: Jan. 2017		
			DRAWN BY: BK.		