

Residential Balcony Enclosures

This information applies to the installation of enclosures of residential balconies, sometimes referred to as sunrooms or three season rooms, which are typically located on multi-storey apartments, condominiums, hotels, etc. Balconies that are enclosed are considered to be a part of the floor area of the building, and thus must comply with the *National Building Code* (NBC) requirements for floor areas.

Listed below are the NBC and the *Uniform Building and Accessibility Standards Act* requirements relevant to balcony enclosures, followed by the minimum drawing requirements for balcony enclosures.

Typical Building Code Requirements

1. Sprinklers are required in the enclosed balcony space if the existing building is sprinklered.
2. Ceilings and common dividing walls of the enclosure are required to be of the same construction and have the same fire-resistance rating as those required for the rest of the building.
3. Spatial separations shall comply with Subsections 9.10.14/9.10.15 or 3.2.3 (whichever is applicable) with respect to limiting distances and allowable unprotected openings. Please note that spatial separation requirements also apply between adjacent balconies.
4. Mechanical ventilation outlets shall not be blocked or enclosed in the balcony. Mechanical ventilation outlets are required to be vented directly to the outdoors as per Section 9.32 or Part 6. Air conditioner units are also not allowed to be blocked or enclosed in the balcony.
5. The enclosure must meet the natural ventilation requirements set out in Article 9.32.2.2 or Part 6.
6. The travel distances to exits shall be maintained as per Article 9.9.7.4 or Article 3.4.2.1.
7. If the open balcony was designed as an area of refuge, the enclosure shall continue to provide an area of refuge as per Article 3.3.1.7.

Balcony Enclosures on Part 9 Buildings

1. If the suite is not sprinklered, then every bedroom is required to have a window that opens to the exterior of the building unless a bedroom door provides access directly to the exterior as per Article 9.9.10.1. The window shall provide an unobstructed opening with not less than 0.35 m² and with no dimension less than 380 mm. The balcony enclosure must not block egress through the required openable bedroom window(s).
2. The seal and signature of a structural engineer licensed to practice in the province of Saskatchewan may be required on the drawings depending on the existing construction of the building and the type of enclosure proposed.

Balcony Enclosures on Part 3 Buildings

1. The seal and signature of a structural engineer licensed to practice in the province of Saskatchewan is required on the drawings along with a Commitment for Field Review letter.
2. A report from a design professional regarding fire safety measures may be required for high buildings. A high building is defined in Subsection 3.2.6 of the *National Building Code*.

RESIDENTIAL BALCONY ENCLOSURES

Minimum Drawing Requirements

Two sets of drawings are required with the following information:

- Site Plan/Key Plan showing where the balcony that is to be enclosed is located.
- Structural drawings with the following items:
 - Connection details for all components of the enclosed balcony.
 - Floor and roof framing plans – sections and details.
 - Cross sectional drawings of the balcony enclosure walls.
 - Applicable elevation drawings showing the height and exterior finishes and materials of the balcony enclosure.
 - Where required, drawings are to be signed and sealed by an engineer licensed to practice in the province of Saskatchewan. A Commitment for Field Review letter from a design professional is also required.
- Mechanical and Electrical drawings for the enclosed balcony space, if applicable.
- Sprinkler drawings for the enclosed balcony space, if applicable.

Relevant Definitions

Part 9 Building: A building is classified under Part 9 of Division B of the NBC 2015 if the building:

- is 3 storeys or less in building height,
- has a building area not exceeding 600 m², and
- is used for a major occupancy classified as a residential, business and personal services, mercantile, low hazard industrial or medium hazard industrial occupancy.

Part 3 Building: A building that does not fall under the scope of Part 9 is a Part 3 building.

Design Professional: A design professional is an architect or engineer licensed to practice in the province of Saskatchewan.