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## Guide to the design of balconies and terraces

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# Foreword

## **Publishing information**

This British Standard is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 31 August 2020. It was prepared by Technical Committee B/209, *General building codes*. A list of organizations represented on this committee can be obtained on request to its committee manager.

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As a guide, this British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification or a code of practice.

It has been assumed in the preparation of this British Standard that the execution of its provisions will be entrusted to appropriately qualified and experienced people, for whose use it has been produced.

## **Presentational conventions**

The guidance in this standard is presented in roman (i.e. upright) type. Any recommendations are expressed in sentences in which the principal auxiliary verb is “should”.

*Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.*

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. “organization” rather than “organisation”).

The word “should” is used to express recommendations of this standard. The word “may” is used in the text to express permissibility, e.g. as an alternative to the primary recommendation of the clause. The word “can” is used to express possibility, e.g. a consequence of an action or an event.

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**Compliance with a British Standard cannot confer immunity from legal obligations.**

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## Introduction

The UK has seen an increase in medium and high-rise residential development in cities. The need to provide outdoor amenity space for occupants in apartments gives rise to the proliferation of balconies and roof terraces. Industry is frequently divided in opinion about the design of balconies and terraces. The need for a guide has therefore been identified to provide better guidance for harmonizing the drivers of safety, longevity, inclusive access and weathering.

This British Standard aims to set a benchmark for quality and functionality in the design of balconies and terraces.

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## 1 Scope

This British Standard gives guidance on the design of balconies and terraces and their component parts.

Balconies and terraces covered within this British Standard can be at any height above lowest ground level, unless stated otherwise.

This British Standard defines Juliet guardings but covers their guarding elements only.

Certain aspects of this British Standard are not applicable to walkways, roofs, pedestrian surfaces and balconies intended for access only for maintenance. These include enclosure of balconies, arrangement of balconies, wind effects, inclusive design, safety (other standards apply), ventilation outlets and acoustic design. This British Standard is not specifically intended to cover internal balconies, such as within a building atrium or covered courtyard, but relevant guidance herein can be used in the absence of guidance specific to such balconies.

Asset protection other than service life is not included within the scope of this British Standard.

Raised timber structures on support posts built into the ground and serving ground floor accommodation are considered raised pedestrian surfaces and outside the scope of this British Standard.

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## 2 Normative references

The following documents are referred to in the text in such a way that some or all of their content constitutes provisions of this document<sup>1)</sup>. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

### Standard publications

[BS 6229](#), *Flat roofs with continuously supported coverings – Code of practice*

[BS 6180](#), *Barriers in and about buildings – Code of practice*

[BS 7976](#), *Pendulum testers*

[BS 8610](#), *Personal fall protection equipment – Anchor systems – Specification*

[BS 9991](#), *Fire safety in the design, management and use of residential buildings – Code of practice*

[BS 9999](#), *Fire safety in the design, management and use of buildings – Code of practice*<sup>2)</sup>

BS EN 1253 (all parts), *Gullies for buildings*

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<sup>1)</sup> Documents that are referred to solely in an informative manner are listed in the Bibliography.

<sup>2)</sup> This standard also gives an informative reference to BS 9999:2017.