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**Guide to the design of balconies
and terraces**

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Contents

	Page
Foreword	iii
Introduction	1
1 Scope	1
2 Normative references	1
3 Terms and definitions	2
<i>Figure 1 — Balconies and terraces</i>	6
4 General principles	7
4.1 General	7
4.2 Relationship of balconies to the building	7
5 Enclosure of balconies and small terraces	7
5.1 General	7
<i>Figure 2 — Basic principles of an enclosed balcony/terrace</i>	8
5.2 Daylight, thermal, ventilation and acoustic considerations	9
5.3 Drainage considerations	10
5.4 Fire considerations	10
5.5 Finishes and equipment	10
6 Arrangement of balconies	11
6.1 Proximity and organization of multiple balconies	11
6.2 Level above ground	11
6.3 Privacy	11
7 Wind effects	11
7.1 General	11
<i>Figure 3 — Wind accelerating as it is funnelled between adjacent buildings</i>	12
7.2 Wind mitigation measures	12
<i>Figure 4 — Examples of wind mitigation measures</i>	13
<i>Figure 5 — Upper bound pressure coefficient for rectangular buildings up to 50 m height</i>	14
8 Service life of balconies with a floor level greater than 2.4 m above ground level	14
9 Inclusive design	15
9.1 Thresholds	15
9.2 Balcony and terrace dimension	16
9.3 Balcony and terrace surfaces	16
9.4 Sight lines via balconies and terraces	16
10 Structural and mechanical stability and integrity	17
11 Safety	18
11.1 Persons occupying the balcony or terrace	18
<i>Figure 6 — Guarding dimensions for balconies and terraces</i>	20
11.2 Persons below the balcony or terrace	21
11.3 Persons constructing, cleaning, maintaining and dismantling	22
12 Performance in fire	23
12.1 General	23
12.2 Materials and components for balconies in respect to fire	24
<i>Figure 7 — Projecting balconies and protection from fire</i>	25
12.3 Materials and components for terraces in respect to fire	26
13 Thermal considerations	27
13.1 General	27
13.2 U -, ψ - (psi) and χ - (chi) values	28
13.3 Coupling and transmission heat loss coefficients	28
13.4 Condensation risk	28

14	Ventilation outlets near balconies and terraces	29
15	Weathering and hydraulic design	29
15.1	General	29
15.2	Drainage of balconies and small terraces	29
	<i>Figure 8 — Pedestrian surface drainage options</i>	30
15.3	Drainage of large terraces	31
15.4	Prevention of water ingress into the building	32
	<i>Figure 9 — Basic strategy for prevention of water ingress into a building</i>	33
15.5	Managing water drainage	34
	<i>Figure 10 — Strategies for drainage of balconies and terraces</i>	34
15.6	Edge drainage of balconies and small terraces	36
	<i>Figure 11 — Edge drainage characteristics for effective discharge</i>	37
	<i>Figure 12 — Proximity of edge drainage to vertical surfaces</i>	37
	<i>Figure 13 — Limitation of projection for edge drainage</i>	38
15.7	Assessing the volume of rainfall on balconies and terraces	38
	<i>Figure 14 — Catchment areas</i>	39
15.8	Pipe and outlet design	39
15.9	Prevention of surface staining	40
16	Security	40
17	Acoustic design	40
17.1	General	40
17.2	Balcony position on a facade	41
	<i>Table 1 — Acoustic impact of different facade types</i>	41
17.3	Enhancement with acoustic absorption or diffusion	42
	<i>Figure 15 — Improving acoustic performance through either (a) absorption or (b) diffusion</i>	43
	<i>Figure 16 — Improving acoustic performance through either (a) absorption, or (b) diffusion – Plan view</i>	43
17.4	Location of ventilation opening within balcony design	44
17.5	Enclosed balcony design for acoustics	44
	<i>Figure 17 — Improving acoustic performance through positioning of ventilation opening and acoustic absorption</i>	44
17.6	Integration within acoustics, ventilation and overheating design	45
Annex A	(informative) Example arrangement of components of a terrace	46
	<i>Figure A.1 — Terrace waterproofing example arrangement</i>	46
	Bibliography	47

Summary of pages

This document comprises a front cover, and inside front cover, pages i to iv, pages 1 to 48, an inside back cover and a back cover.

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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Use of this document

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.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

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

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.

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 (where 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.

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 document¹⁾. 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 6222](#), *Flat roofs with continuously supported coverings – Code of practice*

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

[BS 7176](#), *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*²⁾

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

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

²⁾ This standard also gives an informative reference to BS 9999:2017.