

SECTION

1994 Uniform Building Code
Ch. 32: Construction in the Public Right of Way

Section 3201 – General

No part of any structure or any appendage thereto, except signs shall project beyond the property line of the building site, except as specified in this chapter. Structures or appendages or appendages regulated by this code shall be constructed of materials as specified in Section 705. The projection of any structure or appendage shall be the distance measured horizontally from the property line to the outermost point of the projection. Nothing in this code shall prohibit the construction and use of a structure between buildings and over or under a public way, provided the structure complies with all requirements of this code. No provisions of this chapter shall be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

Section 3202 – Projections Into Alleys

No part of any structure or any appendage thereto shall project into an alley. Exceptions: 1. A curb or buffer block may project not more than 9 inches and not exceed a height of 9 inches above grade. 2. Footings located at least 8 feet below grade may project not more than 12 inches.

Section 3203 – Space Below Sidewalk

The space adjoining a building below a sidewalk on public property may be used and occupied in connection with the building for any purpose not inconsistent with this code or other laws or ordinances regulating the use and occupancy of such spaces on condition that the right to so use and occupy may be revoked by the city at any time and that the owner of the building will construct the necessary walls and footings to separate such space from the building and pay all costs and expenses therewith.

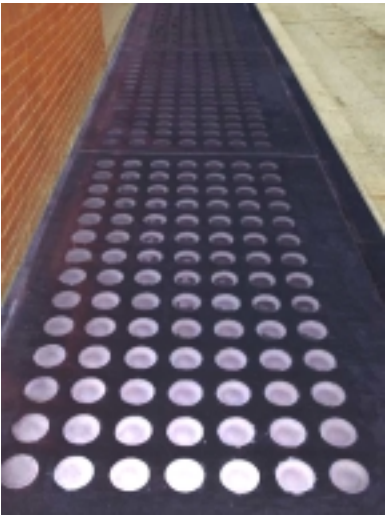
Section 3204 – Balconies, Sun-Control Devices and Appendages

Oriel Windows, balconies, sun-control devices, unroofed porches, cornices, belt courses and appendages such as water tables, sills, capitals, bases and architectural projections may project over the public property of the building site a distance as determined by the clearance of the lowest point of the projection above the grade immediately below as follows: Clearance above grade less than 8 feet: no projection is permitted. Clearance above grade over 8 feet: 1 inch of projection is permitted for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.

Section 3205 – Marquees

3205.1 General. For the purpose of this section a marquee shall include any object or decoration attached to or a part of said marquee.

3205.2 Projection and Clearance. The horizontal clearance between a marquee and the curb line shall not be less than 2 feet. A marquee projecting more than two thirds of the distance from the property line to the curb line shall not be less than 12 feet above the ground or pavement below. A marquee projecting less than two thirds of the distance from the property line to the curb line shall not be less than 8 feet above the ground or pavement below.



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3205.3 Length. A marquee projecting more than two thirds of the distance from the property line to the curb



distance from the property line to the curb line and shall not exceed 9 feet when the marquee is less than two thirds of the distance from the property line to the curb line.

3205.5 Construction. A marquee shall be supported entirely by the building and constructed of noncombustible material or, when supported by a building of Type V construction, may be of one-hour fire-resistive construction.

3205.6 Roof Construction. The roof or any part thereof may be a skylight, provided glass skylights are of laminated or wired glass complying with Section 2409. Plastic skylights shall comply with Section 2603.7. Every roof and skylight of a marquee shall be sloped to downspouts which shall conduct any drainage from the marquee under the sidewalk to the curb.

3205.7 Location Prohibition. Every marquee shall be so located as not to interfere with the operation of any exterior standpipe or to obstruct the clear passage of stairways or exits from the building or the installation of maintenance of electroliers.

line shall not exceed 25 feet in length along the direction of the street.

3205.4 Thickness. The maximum height or thickness of a marquee measured vertically from its lowest point to its highest point shall not exceed 3 feet when the marquee projects more than two thirds of the

Section 3206 – Awnings

3206.1 Definition. For the purpose of this section: AWNING is a shelter supported entirely from the exterior wall of a building.

3206.2 Construction. Awnings shall have noncombustible frames but may have combustible coverings. Awnings shall be either fixed, retractable, folding or collapsible. Awnings in any configuration shall not obstruct the use of a required exit.

3206.3 Projection. Awnings may extend over the public property not more than 7 feet from the face of a supporting building, but no portion shall extend nearer than 2 feet to the face of the nearest curb line measured horizontally. In no case shall the awning extend over the public property greater than two thirds the distance from the property line to the nearest curb in front of the building site.

3206.4 Clearances. All portions of any awnings shall be at least 8 feet above any public sidewalk. Exception: Any valance attached to an awning shall not project above the roof of the awning at the point of attachment and shall not extend more than 12 inches below the roof of the awning at the point of attachment, but in no case shall any portion of a valance be less than 7 feet in height above the public way.

Section 3207 – Doors

Power-operated doors and their guide rails shall not project over public property. Other doors, either fully opened or when opening, shall not project more than 1 foot beyond the property line, except that in alleys no projection beyond the property line is permitted.



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