

ROOFTOP DECK

Building, Fire, and Related Codes Baltimore City 2015, Section 1510

National Electrical Code 2014, Section 230

1510.10.2 Notice to adjoining owners. If a rooftop deck is to be supported by party walls:

1. the owners of the adjoining properties must be notified in writing, and
2. evidence of this notice must be submitted with the construction documents.

1510.10.3 Construction documents.

Construction documents for all rooftop decks must:

1. include dimensional setbacks, and
2. be signed and sealed by a professional architect or engineer licensed in Maryland.

230.24 (NEC) Clearances.

- (A) **Above Roofs.** Conductors shall have a vertical clearance of not less than 2.5 m (8 ft) above the roof surface. The vertical clearance above the roof level shall be maintained for a distance of not less than 900 mm (3 ft) in all directions from the edge of the roof.
- (F) **Clearances Above Decks.** Conductors must have a vertical clearance of at least 8' at the lowest point above the deck surface.

1510.10.5 Height. No rooftop deck may be raised more than 2 feet (0.61 m) above the plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.

1510.10.6 Setbacks. A rooftop deck must comply with:

1. the minimum setbacks specified in §1510.10.6.1, and
2. any greater or additional setback requirements established by or under the Baltimore City Zoning Code and any applicable Urban Renewal Plan.

1510.10.6.1 Minimum setbacks. A rooftop deck must comply with the following minimum setbacks:

Front

Flat Roof -	8 feet (2.44 m) from face of building wall
Gabled Roof -	6 feet (1.83 m) behind ridge line
Mansard Roof (steeply pitched Front slope followed by flat roof)-	6 feet (1.83 m) behind ridge line

Sides and Rear

None