

2.17. Balcony, Windows, Terrace and Balustrades

2.17.1. Awareness

2.17.1.1. Codes and regulations cannot prevent falls and accidents involving balconies, windows, railings and terraces. Therefore, awareness of dangers caused by human negligence (Parents and Guardians) is of high importance, especially in these times of high-rise living and working spaces.

2.17.1.2. NEVER LEAVE children, special needs people, mentally challenged, mentally unstable and elderly people **UNATTENDED and UNSUPERVISED** at the balconies, near windows, railings and terraces.

2.17.1.3. NEVER KEEP furniture, bedding, articles or climbable objects near windows, balconies, railings and terraces, which can be translated into 'LADDER' by innocent and unwary children.

2.17.1.4. ALWAYS LOCK access to terraces, balconies, railings and window panes when children, special needs people, mentally challenged, mentally unstable and elderly people are left unattended.

2.17.1.5. ALCOHOL, DRUGS AND INTOXICATION can cause accidents. As an Adult, behave safely and responsibly near balconies, windows, terraces and railings.

Did You Know?

There were 19 Balcony and Window related deaths in the last 3 years.

The "Tragic and Curious case of balcony deaths in UAE" are because of parental and guardian negligence.

2.17.2. Minimum Construction Requirements for Balconies and Railings

2.17.2.1. Guards are required for any space, walking or standing which is elevated 760mm above the finished grade level.

2.17.2.2. From the finished floor level, Height of the balcony, terrace railings, elevated space railings **(A)**, shall not be less than 1200 mm.

2.17.2.3. Balusters openings, the separation distance between vertical posts or members **(B)**, of balcony, guardrail or handrail shall not allow the passage of a 100 mm diameter sphere.

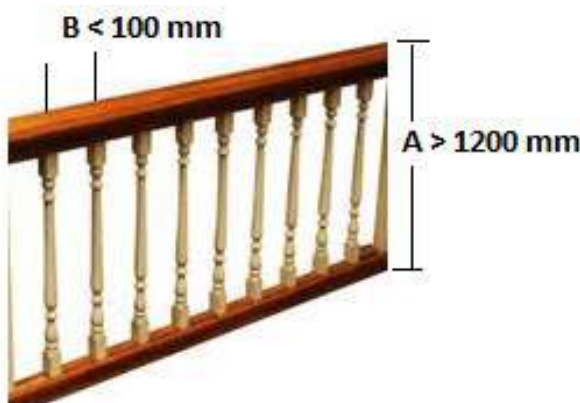


Figure 1.16.a.: Balcony Railing Specifications