



**BUILDING CODE MANUAL  
COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION  
Based on the 2011 LACBC**

**#46  
705.2  
Article 1  
07-19-11  
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## **EAVE PROJECTIONS**

The Building Code addresses eave (and other) projections in Sections 705.2, and 1406. In addition, buildings located in the Very High Fire Hazard Severity Zone shall comply with the specific requirements of Chapter 7A.

Section 705.2 limits the maximum allowable projections with respect to property lines. Projections shall not extend beyond the distance determined by the following three methods, whichever results in the lesser projection:

1. A point one-third the distance from the exterior face of the wall to the lot line where protected openings or a combination of protected and unprotected openings are required in the exterior wall.
2. A point one-half the distance from the exterior face of the wall to the lot line where all openings in the exterior wall are permitted to be unprotected or the building is equipped throughout with an automatic sprinkler system installed under the provisions of Section 705.8.2.
3. More than 12 inches into areas where openings are prohibited.

Buildings on the same lot and considered as portions of one building in accordance with Section 705.3 are not required to comply with this section.

The intent of this Section and the purpose of Fire Separation Distance (FSD) are to establish a fire safety zone between buildings on adjacent lots and other buildings on the same lot and the subject building, regarding openings in exterior walls, fire protection of exterior walls and amount of projections allowed.

Method 3 never governs, Method 2 governs when the Fire Separation Distance (FSD) is less than 5 feet for buildings not sprinklered, and Method 1 governs for all other cases. Based on this observation and to simplify the requirements, the following shall apply,

For sprinklered buildings.

1. If the FSD is less than 3 feet, then projections are not allowed.
2. If the FSD is 3 feet or greater, then the projection shall not extend closer than 2 feet.

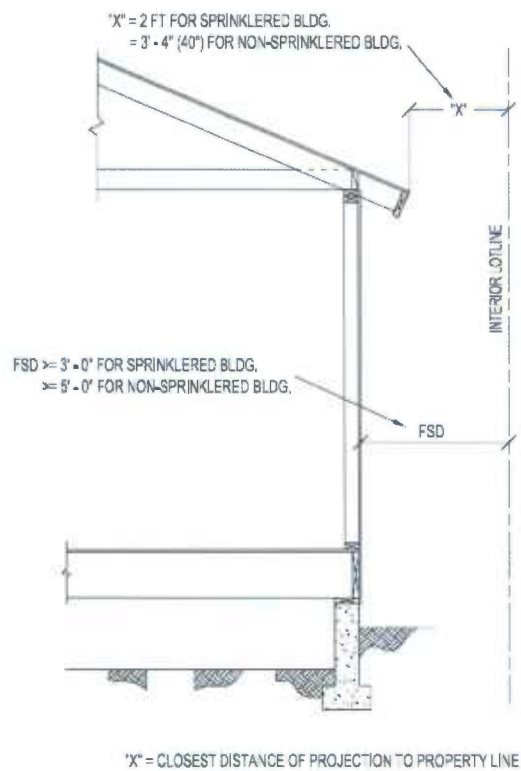
For buildings not sprinklered.

1. If the FSD is less than 5 feet, then projections are not allowed.
2. If the FSD is 5 feet or greater, then the projection shall not extend closer than 3 feet 4 inches (40 inches).

The amount of projection allowed is measured from the lot line, or the centerline of a street, alley or public way, or the imaginary line between buildings on a same property to the outer most member of the projection.

Section 705.2.3 determines how these projections must be constructed. Projections from walls of Type I and II construction must be noncombustible. When projections are allowed, the combustible (Types III, IV and V construction) projection shall be constructed of one-hour fire-resistance-rated construction, heavy timber construction, or fire-retardant-treated wood when the FSD is less than 20 feet.

Exception: Group R-3 and U occupancy buildings of Type VB construction are not required to comply with the construction requirements of Section 705.2.3.




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