

Patio Covers

The following provisions shall be considered in your design when building a conventionally framed patio cover

Plan Submittal Requirements

COVER SHEET

- Legal job address
- Name, address, phone number and email address of building owner(s), contractor(s), and designer(s)
- Written job description of work

SITE PLAN

- Total patio area square footage
- Proposed building location and setback distances to property lines, dwellings/accessory structures
- North arrow

EXTERIOR ELEVATIONS

- Minimum of two exterior elevations identifying finish materials, colors, wall covering, building height.
- Opening size and types of doors, windows, exterior landings and distance between posts.
- Location of electrical outlets (GFCI/AFCI), switches, light fixtures, appliances etc...
- Mechanical/plumbing drawings (as applicable)

FRAMING PLAN

- Proposed floor, wall, roof framing plans; size and direction of framing member; span and length between supporting posts; location and size of opening supports (headers); type and grade of lumber used for framing (*example: 2x10 D.F. #2 roof rafters @ 16-in o.c.*).
- Framing details at typical locations (*examples: roof to wall, wall to foundation, beam to post, post to footing*).

FOUNDATION PLAN

- Dimensioned foundation system; reinforcement.
- Footing / slab details cross-referenced to plans.

Things to Note

- One-story structures only.
- Maximum 16-ft in height (verify with Planning Division staff for height restrictions).
- Exterior openings required for light, and ventilation are permitted to open into a patio structure.
- Emergency egress windows in existing bedrooms **shall not** exit into an enclosed patio. The windows should open directly to the street, public alley, or yard.
- Structure may be supported on a minimum 3½-in thick concrete slab on grade without footings, provided that the columns do not support live and dead loads more than 750-lbs per column.

Manufactured Patio Covers

If the patio cover/enclosure is based on an approved industry listing (i.e., ICC evaluation report), please provide this information when submitting . If the product has been tested and reviewed Include the Evaluation Report (including number) and specifications clearly marking the applicable project-specific items.