



COMMUNITY DEVELOPMENT DEPARTMENT • BUILDING INSPECTION DIVISION
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540
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PATIO COVER, PATIO ENCLOSURE AND SUNROOMS GUIDE FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

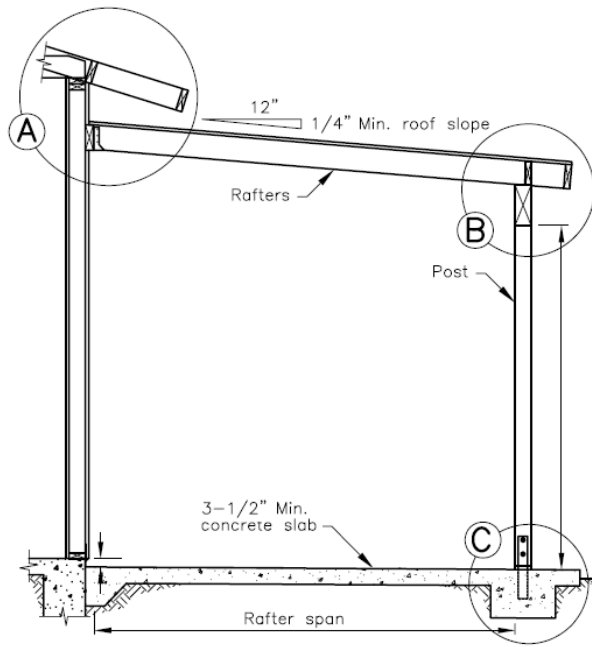
Three (3) sets of plans **wet-signed** by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum include existing and new floor plans, site plan*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging for permanent record.

If the property resides within an HOA (*Homeowners Association*), a signed letter of authorization for exterior improvements shall be required. Also, review and approval from **Planning Division** must be obtained prior to submitting to the Building Division for permit. Planning Division can be reached by calling (650) 903-6306.

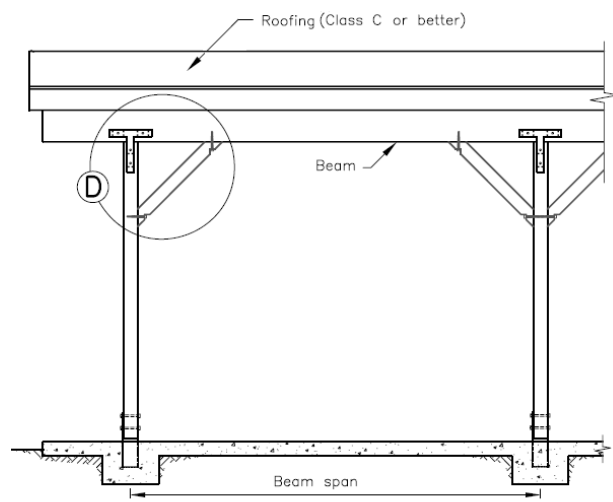
The following list of general code requirements based on the adopted 2016 California Codes and local ordinances are provided for general information. If you have any questions contact the Building Inspection Division at (650) 903-6313 during regular business hours.

BASIC CODE REQUIREMENTS

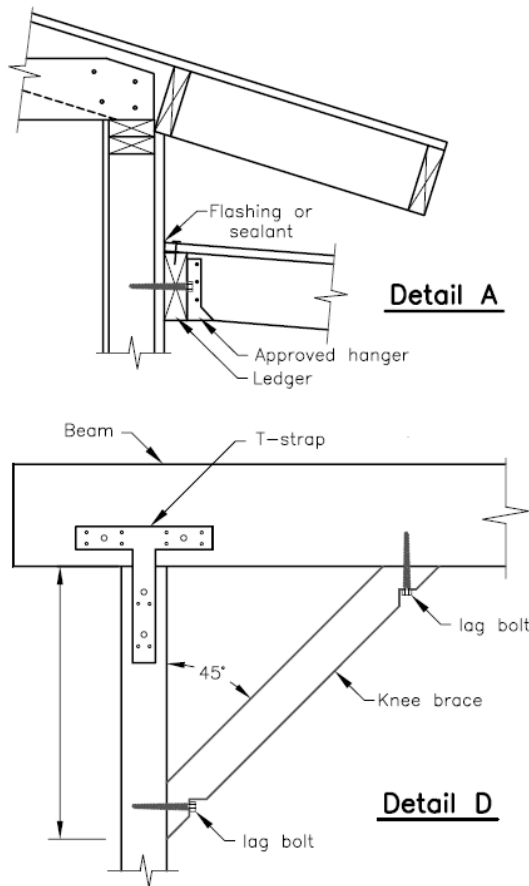
- Patio covers shall be permitted to be attached or detached from dwelling units.
- Patio cover is a structure with open glazed walls that is used for recreational and outdoor purposes associated with a dwelling unit (CRC AH102). The existing exterior wall of the residence along with its doors and windows shall remain as a weather-resistive barrier.
- Patio covers are limited to one-story structures, and not to exceed 12 feet in height (CRC AH104.1).
- Patio covers may be enclosed with walls, however, the patio cover shall be unenclosed if there are emergency egress or rescue openings from sleeping rooms (CRC AH103.2). Emergency escape and rescue openings shall open directly into a public way, and/or yard that opens to the public way (CRC R310.1). Where exterior doors serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provision of CRC Section R311 (CRC AH103.2).
- Patio covers shall be designed and constructed to sustain all dead loads plus a minimum vertical live load of 10 pounds per square foot (CRC AH105.1).
- Construction details are required for patio covers, enclosures and/or sunrooms and shall be in compliance with the CRC Chapter 4 thru 9, and local ordinances.
- Protection of wood (CRC R317). All wooden members exposed to weather must be approved pressure-preservative-treated or wood of natural resistance to decay (heartwood, redwood or cedar).
- Thermal isolation shall be maintained between the residence and the patio enclosure/sunroom, consisting of existing or new wall(s), doors, and/or windows.



PATIO COVER SECTION

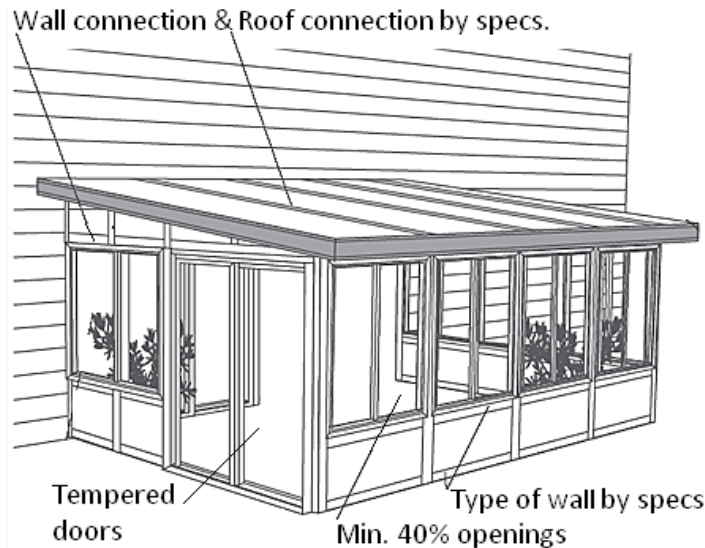


PATIO COVER ELEVATION



PATIO COVER FRAMING DETAILS

- Patio enclosure walls shall be permitted to be of any configuration provided the open or glazed area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor. (CRC AH103).
- Patio enclosure wall openings shall be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more than 0.125 inch in thickness, glass conforming to the provisions of CRC R308 (glazing) or any combination of the foregoing (CRC AH103).
- Sunroom is a one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's walls and roof (CRC R202).



PREFABRICATED SUNROOM

- Evaluation Report: If the structure will be built from a manufacturer's factory built kit, provide a copy of the manufacturer's current ICC, IAPMO, UL evaluation report showing compliance with current codes (CRC R102.4).
- If prefabricated structure, the installation shall be in compliance with the manufacturer's instructions (CRC R106.1.2).
- If the patio cover, enclosure or sunroom is located within five (5) feet of the property line, the required fire rating and maximum area of openings & projections in compliance with the table CRC R302.1(1)/(2).
- Use of sunroom or patio covers, as defined in section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening (CRC R303.1 ex. 3).
- Lighting installed in patio enclosures and sunrooms shall be high-efficacy or low-efficacy controlled by a vacancy sensor or low-efficacy controlled by a dimmer switch. These options can be installed in combinations, for example high-efficacy downlights and dimmable low-efficacy track lights.
- **Fire Department:** If a patio enclosure/sunroom addition increase the total building area to over 4,100 sf., review by the Fire Division will be required. Fire Division can be reached at (650) 903-6313.