



City of Pittsburg

Community Development - Building Division

65 Civic Ave, Pittsburg CA 94565

Phone: (925) 252-4910

Fax: (925) 252-4814

Patio Covers (Enclosures) 2016 CBC, Appendix I

Note: Patio covers and/or patio enclosures are addressed within the California Building Code in a very specific manner. It is important to be aware of the reasons behind these unique requirements. Section 1101.1 General, included below outlines the intended use for such construction. More importantly, it describes the uses that are not allowed. The installation of a patio enclosure is not a means by which to obtain additional habitable space.

101.1 General. Patio covers shall be permitted to be detached from or attached to dwelling units. Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. 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 Chapter 24 or any combination of the foregoing.

102.1 General. The following word and term shall, for the purposes of this appendix, have the meaning shown herein. **PATIO COVERS.** One story structures not exceeding 12 feet in height. 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 9 inches of each wall, measured from the floor.

101.3 Light, ventilation and emergency egress. Exterior openings required for light and ventilation shall be permitted to open into a patio structure. However, the patio structure shall be unenclosed if such openings are serving as emergency egress or rescue openings from sleeping rooms. Where such exterior openings serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provision of Chapter 10.

Design loads. Patio covers shall be designed and constructed to sustain, within the stress limits of this code, all dead loads plus a minimum vertical live load of 10 pounds per square foot except that snow loads shall be used where snow loads exceed this minimum. Such patio covers shall be designed to resist the minimum wind and seismic loads set forth in this code.

Footings. In areas with a frost depth of zero, a patio cover shall be permitted to be supported on a concrete slab on grade without footings, provided the slab conforms to the provisions of Chapter 19 of this code, is not less than 3 1/2 inches thick and further provided that the columns do not support loads in excess of 750 pounds per column.

Permitting Requirements for Patio Covers and Enclosures

Plans Required: Four sets of plans. Plans must be drawn on a minimum (8 ½" x 11") unlined paper. Plans must be drawn to a minimum scale of ¼" per foot and a maximum scale of ½" per foot.

Submittal to Include:

- Site Plan:
 - Lot dimensions.
 - Lot coverage data consisting of :
 - Square footage of total lot area.
 - Square footage of existing building footprint.
 - Square footage of proposed cover or enclosure.
 - Dimensioned sketch of main structure and any accessory structures.
 - Indicate slopes and drainage.
 - Indicate setbacks of main structure and any accessory structures.
 - Indicate any existing easements.

- Foundation Plan:
 - If utilizing a concrete pad, indicate whether it exists or is new.
 - If pad is new, indicate minimum thickness of 3 ½".
 - Indicate attachment methods utilized at sill and/or posts.

- Roof Plan:
 - Indicate species and grade of lumber.
 - Indicate rafter / joist spacing.
 - Indicate sheathing type and thickness.
 - Indicate roofing material.
 - Clearly indicate ledger attachment details. This is to include details regarding flashing and the protection of penetrations against water intrusions.

- Approvals Required:
 - Planning Department
 - Engineering / Building Division
 - Engineering / Development Division
 - Home Owners Association

- Prefabricated Enclosures and Covers:
 - Four copies of ICBO or ICC approved plans.
 - Indicate specific model to be installed.
 - Highlight specific ledger and sill attachments.
 - Indicate electrical plan. If installing a dedicated circuit, note this on the site plan.