

SECTION 5.3.2 – DRAWING REQUIREMENTS-FOR PLAN REVIEW COVERED PATIOS

To obtain a Building Permit it is necessary to submit three (3) complete sets of plans and documentation, and a completed Permit Application Form The plans must be drawn neatly and to scale, and provide sufficient detail to explain the construction and address the items noted below.

The Building Division has a standard patio drawing available for your use. Ask for this at the front counter.

1.0 SITE PLAN

- 1.1 Show the patio location with respect to the existing building and other structures, and the property lines.
- 1.2 Locate and dimension all existing structures on the site, such as: garages, sheds, patios, etc.

2.0 FOUNDATION PLAN

- 2.1 Slab thickness
- 2.2 Footing size and location
- 2.3 Reinforcing steel or wire mesh
- 2.4 Overall dimensions
- 2.5 Detail the connection to the existing house, if this is not a free standing structure.

3.0 FRAMING PLAN

- 3.1 Post sizes and locations, and lumber species and grade
- 3.2 Post connection details at top and bottom. Call out the connector type by number and manufacturer name.
- 3.3 Beam sizes and connection details, also note the lumber species and grade.
- 3.4 Rafter sizes, spacing, connection details and any blocking requirements, also note the lumber species and grade.
- 3.5 Detail the connection to the existing building, if not a free standing structure.
- 3.6 Roof sheathing material, thickness, and nailing requirements.
- 3.7 Roof covering material, thickness, weight, etc. and fastening requirements.
- 3.8 Flashing details

4.0 ENGINEERING

- 4.1 Engineering is required for all free standing patio covers
- 4.2 Engineering may be required for non-standard construction or materials, or as required by the Building Division.

5.0 DESIGN REQUIREMENTS

5.1	Roof Live Load	10 psf
	Seismic Design Cat	D
	Wind Speed	85 mph, Exposure C
	Soil Bearing	1500 psf

6.0 Provide the estimated cost (valuation) of the construction on the Permit Application Form.

Plans will be reviewed within 2 days after submittal, providing all information is provided. You will be contacted, by the Building Division, when your permit is ready to pick up.

(END OF SECTION 5.3.2)