



**RESIDENTIAL ADDITION CLASSIFICATION:
PATIO ENCLOSURE, SUNROOM
or ROOM ADDITION**

**INFORMATION
GUIDELINE**

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This Guideline is designed as a checklist to assist the applicant in determining the classification of a proposed addition. The requirements included are highlights only. Information guidelines for each of the additions listed below are available once the applicant has determined the proper classification.

PATIO ENCLOSURE (GUIDELINE #12)

- Used only for recreational, outdoor living purposes, not habitable rooms (i.e. living, sleeping, cooking).
- The wall(s) between the existing structure and proposed structure shall remain including doors and windows.
- Egress from bedrooms through the Patio Enclosure is not allowed.
- Openings may be enclosed with insect screening, plastic (1/8" thick), or tempered glass.
- Minimum of 65% of wall area of the longer wall and one additional wall below 6'-8" to be open.
- Patio cover to be enclosed must have a valid permit or be capable of obtaining a permit.

SUNROOM (GUIDELINE #13)

- Used only for recreational, outdoor living purposes, not habitable rooms (i.e. living, sleeping, cooking).
- The wall(s) between the existing structure and proposed structure shall remain including doors and windows.
- Egress from bedrooms through the Patio Enclosure is not allowed.
- The Glazing area must exceed 40% of the gross area of the structure's exterior wall(s) and roof.
- This room is thermally isolated from the dwelling.

ROOM ADDITION (GUIDELINES #1, 5, 11)

- Used as habitable space (i.e. living, sleeping, cooking or eating-may also include other spaces such as bathrooms, closets, halls, utility rooms, etc.).
- Existing doors/windows in the common wall between the house and addition are commonly made into permanent openings (the openings may need to be enlarged to provide light or ventilation for existing rooms).
- Structure does not comply with the requirements for patio enclosures or sunrooms.
- The room must be heated (extension of existing ducts, etc.).
- Complies with building, plumbing, mechanical, and electrical code requirements for habitable additions, including state energy regulations.

OTHER ADDITIONS

Other additions such as unheated workshops, hobby rooms, storage rooms or similar uses may have unlimited glass areas, but must be located so that light and ventilation for adjacent rooms are not obstructed.

Applicants proposing this type of addition are encouraged to make a preliminary sketch and contact Building Division counter staff, and Planning Division counter staff before proceeding with the preparation of plans.