

BUILDING PERMIT REQUIREMENTS FOR PATIO ENCLOSURES

INFORMATION
GUIDELINE

12

January 2010

CITY OF ESCONDIDO • BUILDING DIVISION • 201 N. BROADWAY, ESCONDIDO, CA 92025 • (760) 839-4647

This information is intended to assist the applicant in obtaining a permit for a patio enclosure. The requirements listed below are minimum code requirements to be included with your plans.

Patio enclosures are also regulated by the Zoning Code and other City ordinances. Properties located in High or Very High Fire Severity Zones will require enhanced construction. Please refer to additional information available at the Building Division counter. These regulations include minimum setback requirements (distance to property line). The first step in your project should be to verify these requirements with the Planning Division and/or Building Division at City Hall.

GENERAL BUILDING REQUIREMENTS

In general, the Building Code places the following requirements on patio enclosures:

1. Patio enclosures are to be used only for recreational, outdoor living purposes, not habitable rooms (i.e. living, sleeping, cooking), nor as carports, garages or storage rooms.
2. The wall between the existing structure and the patio enclosure shall remain, including doors and windows.
3. **EGRESS FROM BEDROOMS IS PROHIBITED THROUGH THE PATIO ENCLOSURE.**
4. Openings may be enclosed with insect screening, translucent or transparent plastic (1/8" thick), or tempered glass as indicated in the code.
5. A minimum of 65% of the wall area of the longer wall and one additional wall below 6'-8" shall be open.
6. The patio cover to be enclosed must have a valid permit.

PLANS REQUIRED

In order to obtain a building permit, 3 complete sets of clear, legible, and drawn-to-scale plans must be submitted for review by Building Division staff. Plans shall include a Plot/Site Plan and other details as detailed in this guideline. In general, two types of plans are usually submitted. Either the applicant prepares their own plans, or by using a pre-approved plan such as an ICC-ES (International Code Council, Evaluation System) approved plan. When using the pre-approved plan, contact must be made with a company that uses and provides these types of enclosure systems.

A plot/Site Plan, Floor Plan, and plan notes are still required with the ICC structural drawings.

PLOT/SITE PLANS

A Plot Plan shows the general layout of the lot. Please refer to Guideline 16 for information. Also, Guideline 16 may be used to satisfy the Plot Plan requirement.

FLOOR PLAN

Show the following items on the Floor Plan:

1. The proposed enclosure and all adjacent rooms.

FLOOR PLAN (Continued)

2. Dimensions of all existing and proposed rooms and walls.
3. Location of all windows, doors and openings in the enclosure and adjacent rooms.
4. Sizes of all windows, doors, and openings.
5. All electrical fixtures shall be weatherproof and receptacles to be GFCI protected.

EXTERIOR ELEVATIONS

Show the following on the Exterior Elevations:

1. All windows, doors, and openings in the enclosure and adjacent rooms.
2. Indicate the screening, plastic, and/or tempered glass locations.
3. Maximum enclosure height shall not exceed 12'-0".
4. Minimum clearance from the enclosure floor to bottom of the roof member support beam (minimum 6'-8").
5. Minimum ceiling height of 7'-0" (required windows for natural light or ventilation from existing rooms open into enclosure).

CROSS SECTIONS

Show a cross section through the patio enclosure as may be necessary to indicate the structural arrangements and materials. Include details from the foundation through the roof of the patio enclosure.

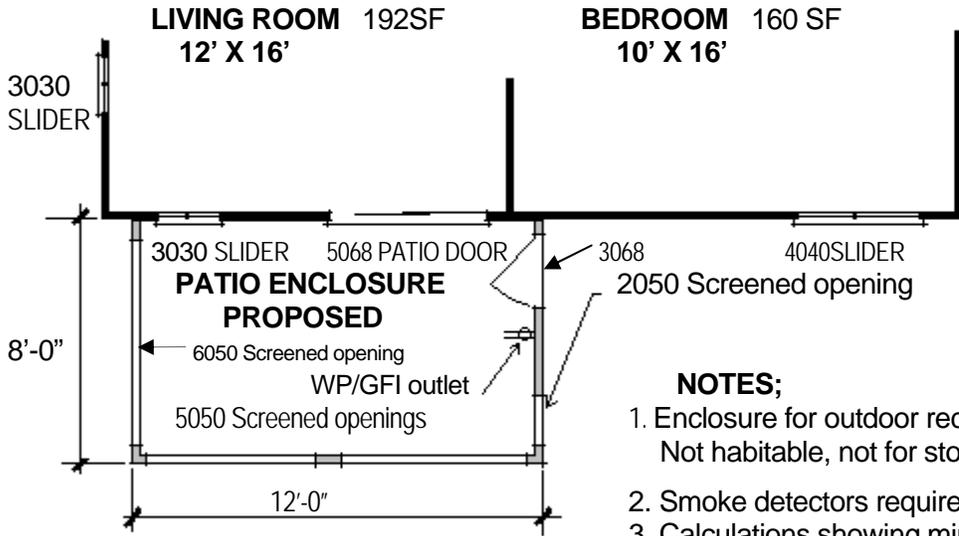
PLAN NOTES

Include the following notes;

1. This enclosure to be used only for recreational, outdoor living purposes, not a habitable room, carport, garage or storage.
2. Smoke detectors required in the existing dwelling if permit valuation exceeds \$1,000.
3. Calculations to verify a minimum of 65% open area. (See attached examples).
4. All electrical work shall comply with the current California Electrical Code. If an existing exterior WP/GFCI receptacle is present on the exterior building exterior wall now within the enclosure, another WP/GFCI receptacle shall be installed on the exterior wall of the enclosure.

SAMPLE PLANS

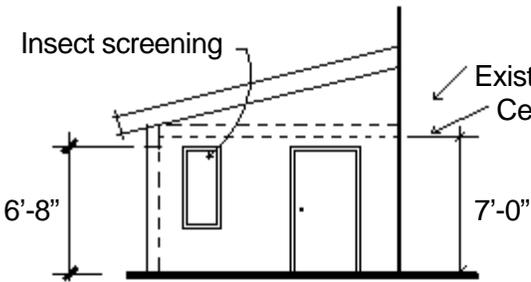
EXISTING RESIDENCE



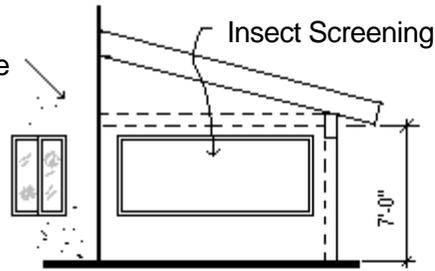
NOTES;

1. Enclosure for outdoor recreational living purposes only. Not habitable, not for storage, carport or garage.
2. Smoke detectors required if valuation exceeds \$1,000.
3. Calculations showing minimum 65% open.
4. Electrical work to comply with Calif. Electrical Code.
5. Enclosure height not to exceed 12'-0".

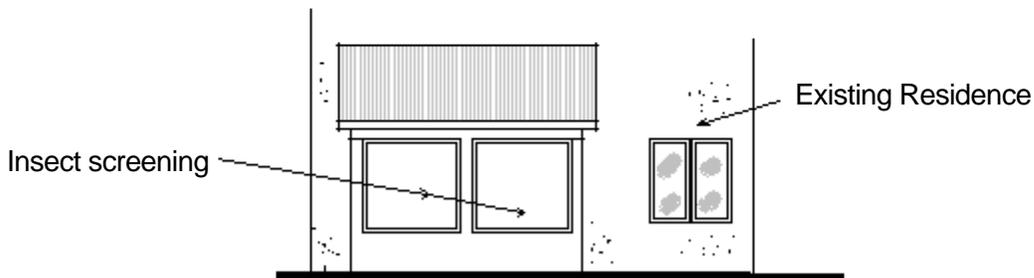
FLOOR PLAN 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

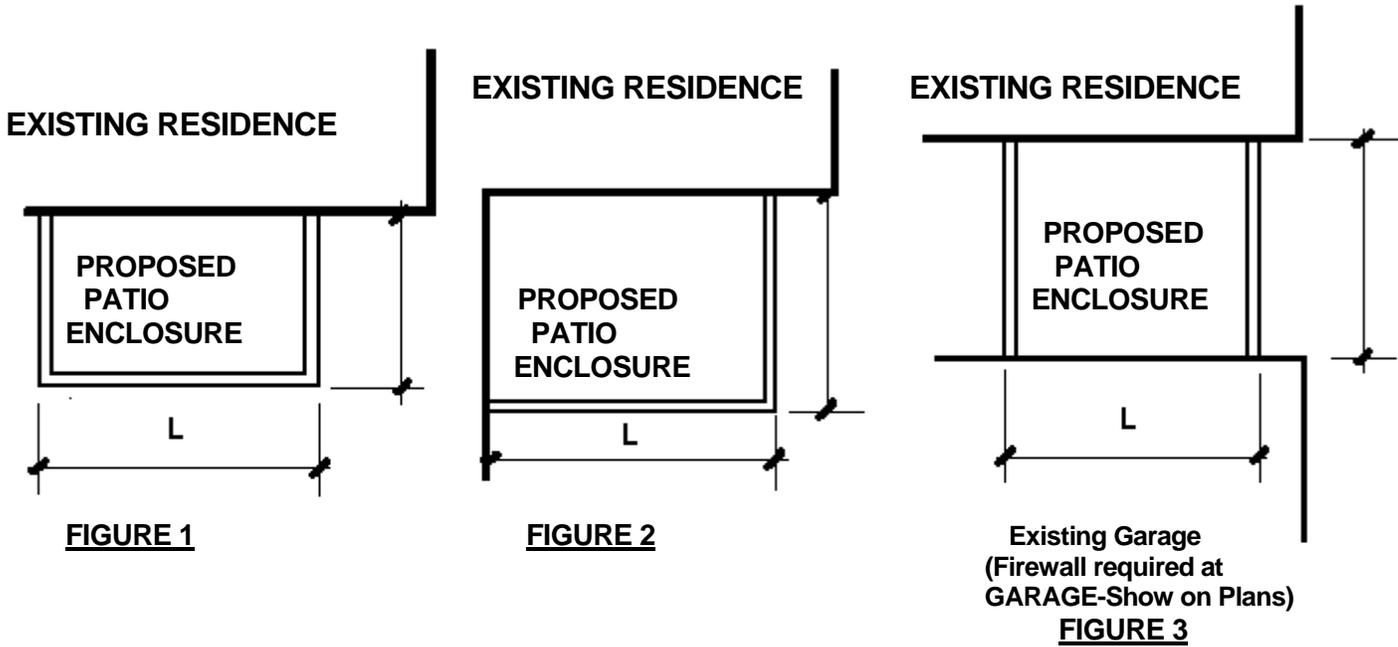


WEST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"

EXAMPLES OF OPEN AREA REQUIREMENTS



SAMPLE OPEN AREA CALCULATION:

FROM FIGURE 1
 LENGTH (L) = 20'
 WIDTH (W) = 10'
 ADD 10' + 20' = 30'
 MULTIPLY 30' X 6.67' = 200 sf
 MULTIPLY 200 SF X 65% = 130 sf
***130 sf IS THE MINIMUM OPEN
 AREA THAT MUST BE PROVIDED**