



# BUILDING PERMIT REQUIREMENTS FOR SUNROOM ADDITIONS

INFORMATION  
GUIDELINE

13

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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 sunroom as described in the Building Code. The requirements listed below are minimum code requirements and should be included with your plans.

Sunrooms are also regulated by the Zoning Code and other city ordinances. These regulations include minimum setback requirements (distance to property lines). The applicant should verify these requirements with Planning Division staff at City Hall.

## GENERAL BUILDING REQUIREMENTS

1. A Sunroom is defined as a one-story addition added to an existing building with glazing area in excess of 40% of the gross area of the structure's exterior wall and roof. This room is thermally isolated from the dwelling. Sunroom is intended for recreational, outdoor living purposes, non-habitable, (i.e. living, sleeping cooking).
2. The wall(s) between the existing structure and Sunroom shall remain with existing doors and windows.
3. Egress from sleeping rooms through the Sunroom is prohibited.

## PLANS REQUIRED

In order to obtain a building permit, 3 complete sets of plans must be submitted for review by Building Division staff. Generally, two types of plans are submitted. The first plan type is usually prepared by the applicant, designer, or architect, drawn to scale and must be clear and legible. Plans shall include a Plot Plan, Floor Plan and other structural details as outlined in this guideline.

The second option utilizes a pre-approved plan such as an ICC (International Code Council) listed product design. The applicant would contact a company that offers this type of Sunroom product. The Plot Plan, Floor Plan, plan notes together with the ICC structural plans will be required for review.

## PLOT PLAN

A Plot Plan shows the general layout of the lot. It should include items such as lot dimensions, structures, setbacks, topography, lot drainage, etc. Completion of Guideline #16 may be used to satisfy the Plot Plan.

## FLOOR PLAN

Show the following on the Floor Plan:

1. The proposed Sunroom and all adjacent rooms.
2. Dimensions of all existing and proposed walls and rooms.
3. Location and sizes of all windows, doors, and openings in the Sunroom and adjacent rooms.
4. Identify safety glazing.
5. All new electrical outlets, fixtures, etc. (outlets must be GFCI protected and weatherproof).

## ELEVATIONS

Show the following on the elevations:

1. All glazing, doors, and openings in the proposed Sunroom and adjacent rooms.
2. Indicate the use of safety glazing as required by Chapter 24 of the Building Code.
3. Maximum Sunroom height of one-story (12'-0").

## CROSS SECTIONS

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

## PLAN NOTES

Include the following notes:

1. This Sunroom to be used for recreational, outdoor living purposes, not habitable room(s).
2. Smoke detectors will be installed in the dwelling when the permit valuation exceeds \$1,000.
3. Calculations verifying greater than 40% glazing are provided herein.
4. Electrical work will comply with the California Electrical Code.