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Single Family Residential Enclosing Existing Patio Covers

How to Use this Guide

Provide three sets of plans and complete the following:

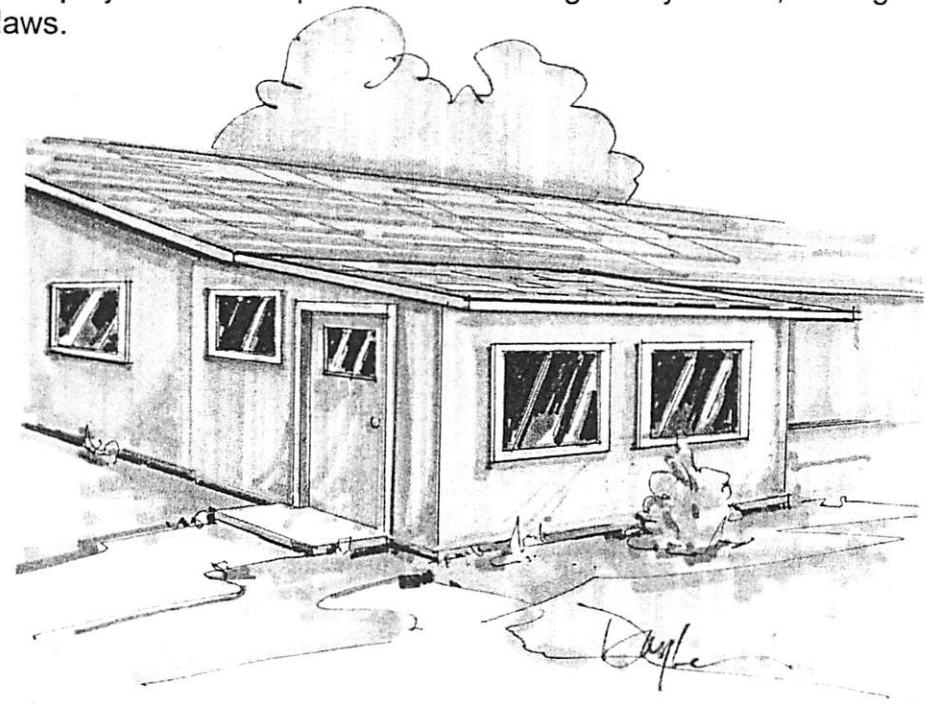
1. Complete this Building Guide by filling in the blanks on page two, and indicating which construction details will be used.

2. Provide 3 Plot Plans (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.

3. Provide three floor plans drawn to scale. See page 4.

4. Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



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Single Family Residential Enclosing Existing Patio Covers

General Notes

1. This submittal would enclose an existing code compliant and previously permitted patio cover with new walls of glass, framing, or other approved materials, to create a new non-heated, non-habitable enclosed patio
2. Note that all existing house windows and doors must remain in place. Heated areas and habitable rooms shall be submitted as a residential addition. Check with your local building department for specific design and submittal requirements.
3. The new room shall not block required egress from any area and shall not reduce any required natural light and ventilation.
4. Garage walls, doors, and windows that previously had an exterior exposure but are now within the enclosure shall be modified to meet required fire rated separation requirements.
5. Contact your local Building Department regarding electrical wiring requirements and applicable codes.
6. Provide gutters and downspouts with adequate drainage away from the structure

Minimum Submittal Documents

- A completed permit application.
- 2 plot plans (site plan) showing the location of the structure to be enclosed, its relationship to existing buildings or structures on the property, and the distance to all property lines.
- 2 sets of complete construction documents, clearly indicating all components and how they are to be anchored to one another, to the slab / foundation, to the roof, and to the dwelling.
- A floor plan view of all room uses within the dwelling that are directly adjacent to the new patio enclosure. Include any existing windows wells (from the basement) that would now be within the enclosure. See sample drawing on page 3
- Details regarding how the new walls / glazing shall be protected from any potential slab movement due to frost and expansive soils.

Submittal Documents that may be Required

- Engineered stamped construction drawings listing wind and snow loading.
- Engineered stamped foundation plans for the support of all walls / columns
- Frost protected foundation systems, or protection of existing slabs
- A current ICBO-ES / ICC-ES or other approved inspection / design report for proprietary wall component systems or assemblies.
- Provide an electrical plan indicating locations of outlets, lights and switches.
- Stamped engineering for any special construction details, including anchoring the new roof assembly to existing rafter tails, or alternate methods or materials
- Clarification of the type and location of lateral (wind) bracing, wall to foundation bolting, etc

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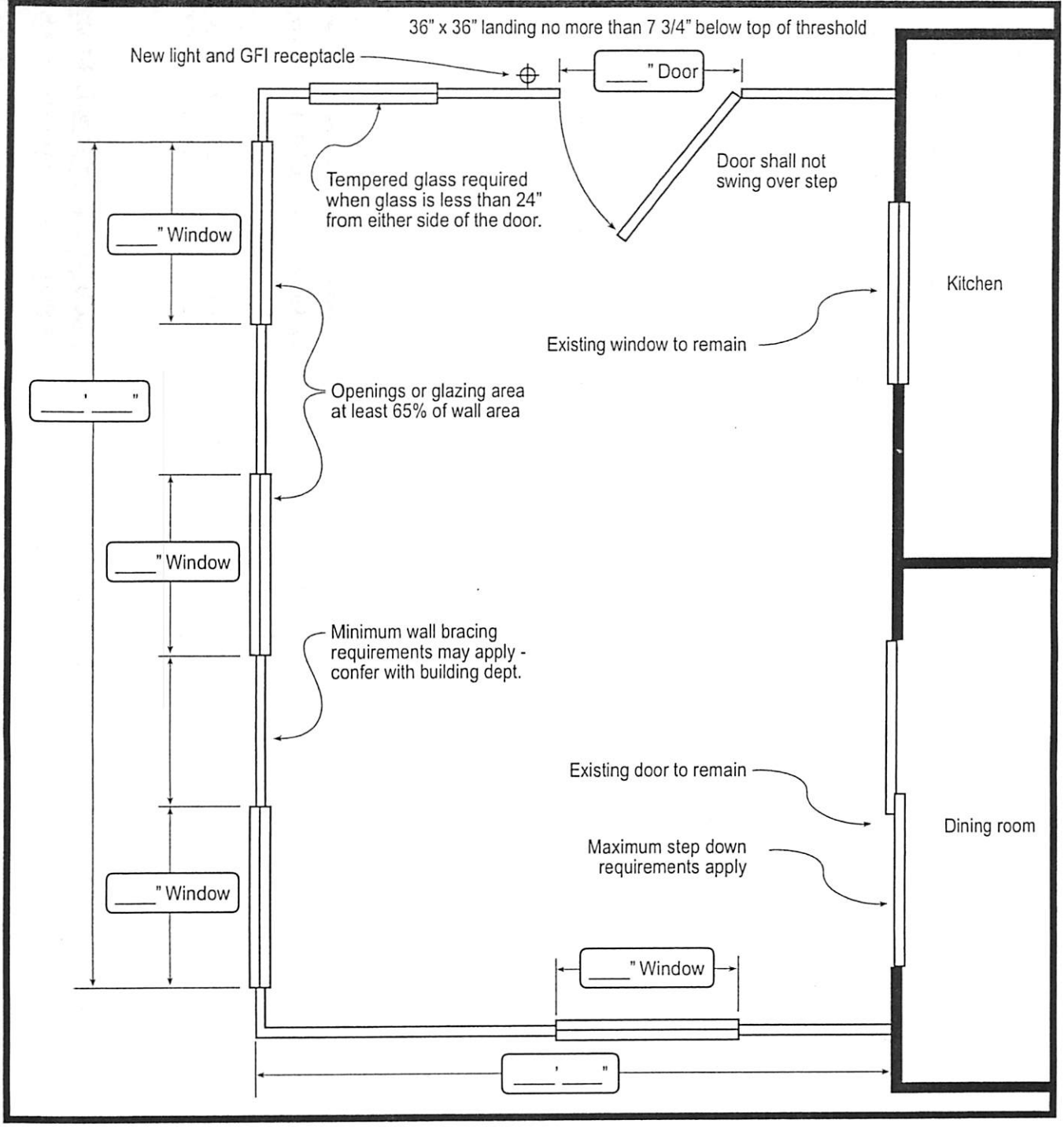
Sample Floor Plan



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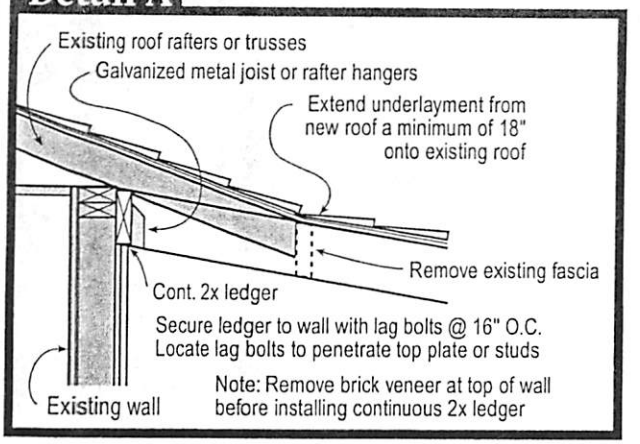
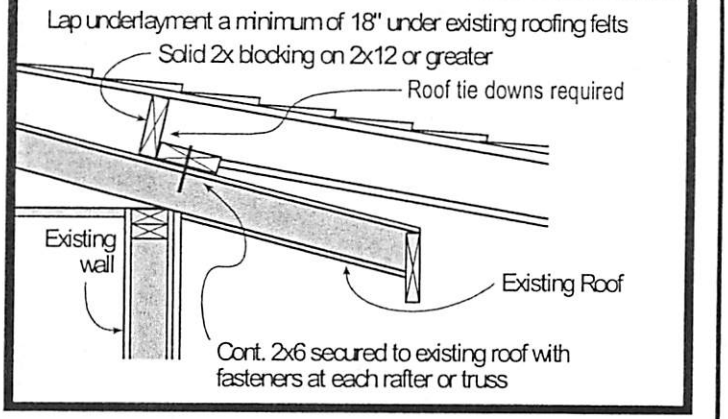
Detail A



Alternate Detail A



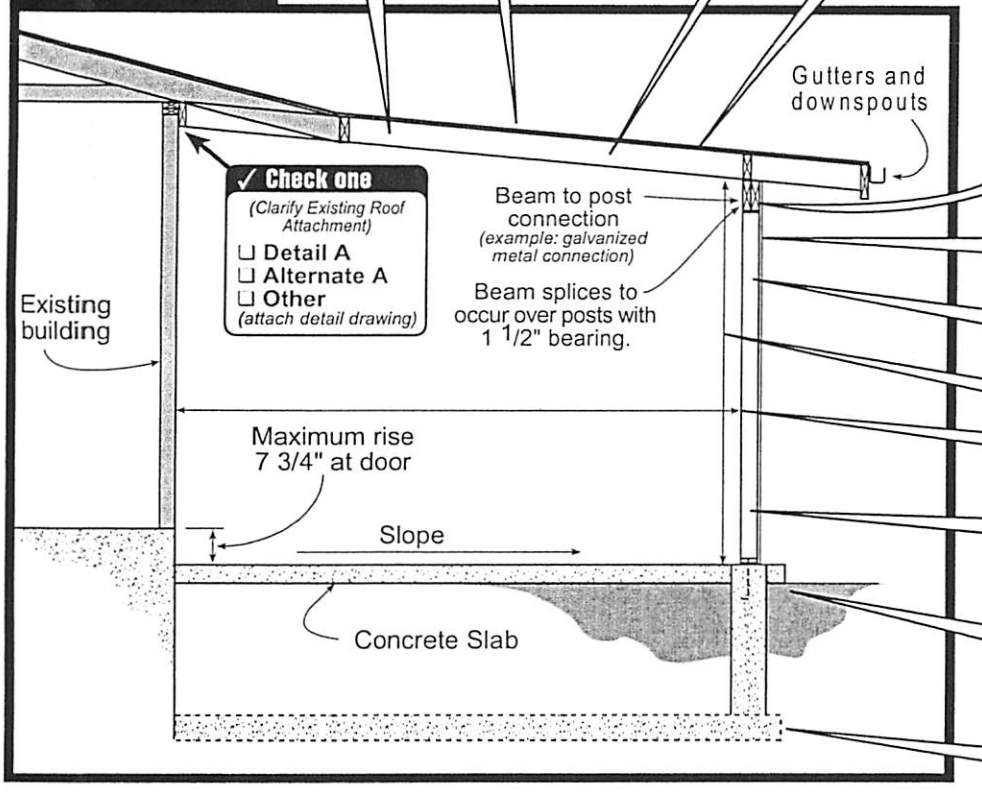
Shed Roof

Existing Roof covering _____ (example: Class A 3 tab shingles)

2x___rafters spaced___" O.C. (example: 2 x 8 rafters spaced 24" O.C.)

12 pitch ___

Sheathing _____ (example: 1/2" exterior plywood)



(_)____"x____"beam (example: (2) 2"x10")

Siding _____ (example: T-111)

2"x___"studs @___"O.C. (example: (2"x6" @ 24" O.C.)

Ceiling Height____

Span_____

____"x____"posts (example: 4"x4") spaced ____ apart (example: 6')

Identify Existing Foundation Components

❑ Footings/ frost wall
❑ Slab with piers only at posts
❑ Frost protected foundation
❑ _____
❑ _____