

REQUIREMENTS FOR PATIO COVERS AND DECKS

➤ **PERMITS REQUIRED:**

Patio Covers: A building permit is required when a patio cover is connected to a building or when a patio cover not connected to a building is over 120 S.F. in roof area.

Decks: A building permit is required when a deck is connected to a building or when a deck is more than 30 inches above the ground.

➤ **SETBACK REQUIREMENTS:**

Contact the Planning Department at (625-5160) for information regarding set back requirements from property lines for decks or patio covers.

➤ **PLANS & DOCUMENTS REQUIRED:**

Provide *two* each of the following:

- A site plan showing the location of proposed patio cover or deck on lot and distances to property lines
- A framing plan showing proposed framing sizes, span and species of wood
- Footing details, ledger connection details and post to base connection details
- ICC report for manufactured patio systems (or equivalent evaluation report)

➤ **ADDITIONAL INFORMATION:**

- Posts that are not treated or redwood shall be at least 8 inches above the exposed earth and at least 1 inch above concrete decks where exposed to weather or water splash.
- Wood used in the construction of permanent structures and located nearer than 6 inches to earth shall be red wood or treated wood.
- Depending on the complexity of the structure, a California licensed architect or engineer may be required to design and verify the adequacy of the structure.
- Construction must comply with the “2007 California Building Code”.

INSPECTION INFORMATION
➤ Call the inspection line (625-5136) prior to 6:00 A.M. for a same day inspection.
➤ Call for a footing inspection prior to pouring concrete.
➤ Final inspection is required when the job is complete.
<i>All work subject to field inspection.</i>