



CITY OF IMPERIAL

Planning and Building Department
420 South Imperial Avenue
Imperial, California 92251
Office (760)355-1152 Fax (760)355-4718
Website: <http://www.cityofimperial.org>

Residential Projects

“Patio Cover”

Minimum Plan Submittal Requirements

This information bulletin describes the minimum requirements for obtaining patio cover permits for residential buildings using the City of Imperial standard detail and Tables A,B and C.

Definition

1. Patio covers are one-story structures not more than 12 feet above grade and used only for recreational, outdoor living purposes.
2. Patio covers may be attached or detached and are permitted only as accessory to one or two family dwellings or lodging houses or to individual dwelling units in multiple dwelling-unit buildings. Patio covers cannot be used as carports, garages, habitable rooms or storage structures.
3. Enclosure walls must have a clear height of not less than 6'-8" measured from the floor to the soffit of the supporting members.
4. Enclosure walls may have any configuration, provided at least 65 percent of the total wall area of the longer wall and one additional wall is open. Note that the sliding glass doors may not be included in the required open area. The openings must not be covered with any permanent materials which obstruct the free passage of light and air except insect screening having mesh not finer than 1/16" by 1/16", or readily removable transparent or translucent plastic of not more than 1/8" (0.125 inch) maximum thickness.

Obtaining a Patio Cover Permit

Patio cover permits may be obtained "over-the-counter" when the plans meet the minimum requirements of the City of Imperial patio cover detail and the California Building Code. Plans not meeting the criteria for over-the-counter plan check must be submitted for plan review.

A Building permit may be issued only to a State of California Licensed Contractor or the Homeowner.

State Law requires the Homeowner to obtain Worker's Compensation Insurance.

Drawings to provide and forms to complete

Plans must be drawn to scale and must be of sufficient clarity to indicate the location, nature, and extent of the work proposed. Be sure to clearly label all existing and proposed construction. Plans must show in detail that the proposed work will conform to the provisions of the California Building Code, Municipal Code, Zoning Ordinances, and regulations.

Two sets of plans are required and must include the following:

1. Plan requirements.
 1. Prepare plans on paper that is at least 8.5" x 11" in size.
 2. Submit two (2) complete set of plans.
 3. All plans shall be prepared to be sufficiently readable and clear for creating a digitized record. ***Pencil drawings are not acceptable.***
 4. All drawings shall show all dimensions/measurements
 5. Throughout the plans, be sure to label all new (N) and existing (E) construction, to distinguish between new work to be done and the existing work.

2. Site Plan.

1. Must show shape and all dimensions of parcel.
2. Must show all existing structures and location of proposed work.
3. Must show all utilities including septic tank, leech fields and service drop lines.
4. Must show dimensions(s) between structure(s) to property line and between septic systems and structures.
5. Must show adjacent access roads and driveway.
6. Must have a north orientation symbol.
7. Must have applicants name.
8. Must show assessors parcel number, legal description and property size.

3. Foundation, Framing Plans, and Electrical (when applicable):

1. These plans should include a roof framing plan, foundation plan, elevations, cross-sections, connection details, and electrical layout (when applicable).

4. Permit Application:

1. All projects must be submitted with a Permit Application. If you intend to obtain your permit on the same day as plan review, the application must be fully completed.
2. Must include assessors parcel number (APN) and legal description. To obtain the proper APN, please see the tax bill or check with the County Assessors Office at (760) 482-4244.
3. Each application must be signed by the contractor and/or owner.
4. The workers compensation declaration form must be completed properly and signed. Failure to comply with the workers compensation law will result in the revocation of the permit.

5. Construction specifications:

1. The concrete mix for footings must meet a compressive strength of $f'_c = 3,000$ psi minimum.
2. Lumber must be Douglas fir-larch No. 2 or better. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and termites. All posts must be a minimum of 4x4.
3. The bracing details shown on the patio cover detail may be substituted with a decorative-type bracing if the same resistance to lateral loading is provided.
4. Post anchorage to slabs may be accomplished with a standard approved post base installed per manufacturer's instructions. The footing must be adequate for the applied load. See table A for footing requirements.
5. Connection and support of one side of the patio structure by attaching it directly to the house, the rafter spacing and beam size may be as shown in tables B and C.

Building permit fees are calculated during the plan check review process.

Note: the more complete and accurate the drawings and submittal document, the sooner your permit can be issued.

Additional Regulations

1. When openings required for light and/or ventilation within the dwelling unit itself open into a patio structure, the minimum ceiling height of the patio structure is 7'-0" measured from the floor surface to the underside of the rafters. When no required openings exist in the common wall, the minimum required height for the patio cover is 6'-8". See California Building Code Section 1205.2, Exception.
2. All electrical wiring and equipment must comply with the regulations for exterior installations as per CEC and 2008 Building Energy Efficiency Standards.

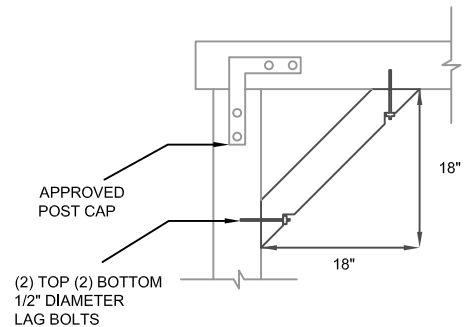
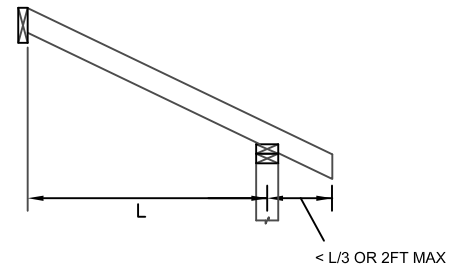
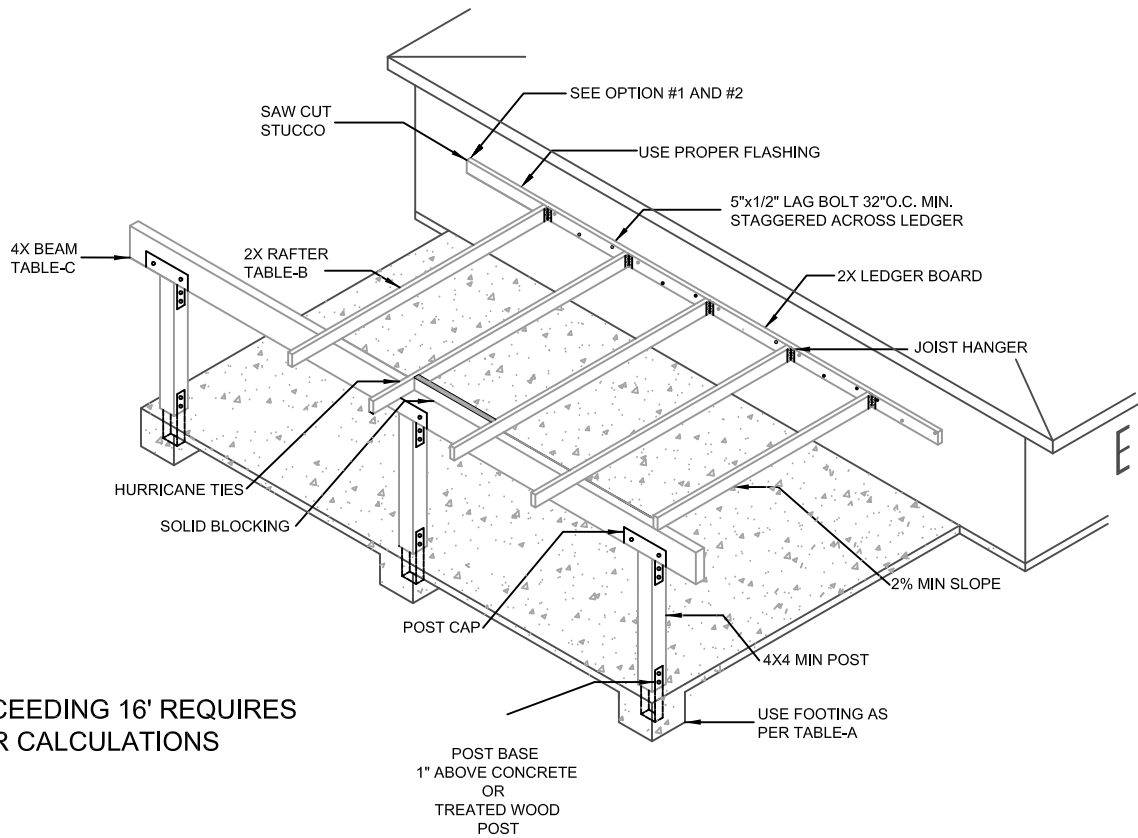
Inspections

An Inspection Card is issued at the time the permit is obtained. The inspector signs this card as the construction is inspected and approved. The approved plans, the Inspection Card, and the permit are important records and should be retained.

A building permit is active for 180 days (6 months). Permits approaching expiration can be extended under special circumstances.

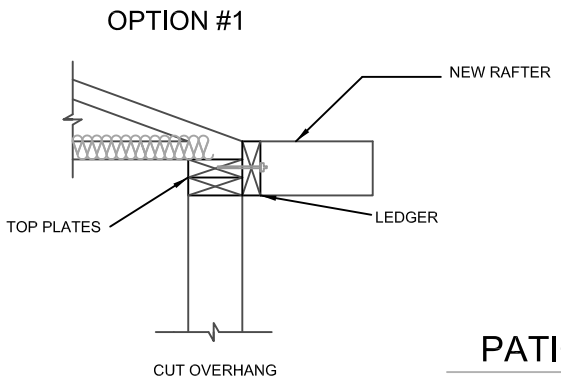
Note: The project is not legally complete until there is an approved final inspection.

Call: **(760) 355-1151** or e-mail: **inspections@cityofimperial.org** to schedule inspections.

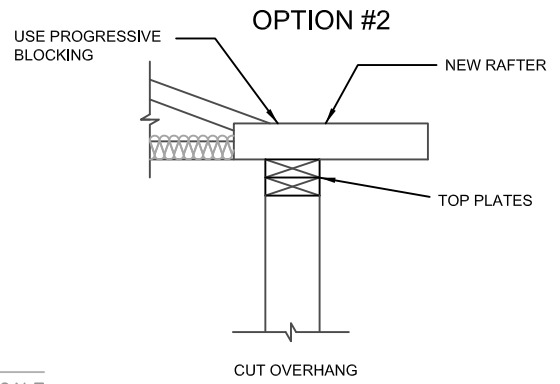


BEAM EXCEEDING 16' REQUIRES ENGINEER CALCULATIONS

POST BASE 1" ABOVE CONCRETE OR TREATED WOOD POST



ATTACHEMENT OF RAFTER TO OVERHANG NOT ALLOWED



PATIO COVER

NOT TO SCALE

CITY OF IMPERIAL

Phone: (760) 355-1152 420 So Imperial Ave.
 Fax: (760) 355-4718 Imperial, CA 92251

TO BE USED AS A REFERENCE ONLY

PATIO COVER

IN THE CITY OF IMPERIAL, CALIFORNIA
 STD. DWG. NO.1

DATE: 2011

SHEET: **1**
 OF: **1**
 BY: OM



SPECIFICATIONS FOR

PATIO COVER

Building and Safety Division
 420 South Imperial Avenue
 Imperial California 92251
 (760)355-1152

January 2017

TABLE A/Minimum Footing Sizes (Inches)*

Post Spacing (Feet)	Rafter Span (Feet)					
	6	8	10	12	14	16
4	18	18	18	18	24	24
6	18	18	18	18	24	24
8	18	18	18	18	24	24
10	18	18	18	18	24	24
12	18	18	18	18	24	24
14	18	18	18	24	24	24
16	24	24	24	24	24	24

TABLE B/Minimum Rafter Sizes (Inches)*

Rafter Span (Feet)	Rafter Spacing Center-to-Center (Inches)		
	12 5/16" plywood	16 3/8" plywood	24 1/2" plywood
6	2x4	2x4	2x4
7	2x4	2x4	2x4
8	2x4	2x4	2x6
9	2x4	2x6	2x6
10	2x6	2x6	2x6
11	2x6	2x6	2x6
12	2x6	2x6	2x8
13	2x6	2x6	2x8
14	2x6	2x8	2x8
15	2x6	2x8	2x10
16	2x8	2x8	2x10

TABLE C/Minimum Beam Sizes (Inches)*

Post Spacing (Feet)	Rafter Span (In Feet)						
	4	6	8	10	12	14	16
4	4x6	4x6	4x6	4x6	4x6	4x6	4x6
6	4x6	4x6	4x6	4x6	4x6	4x6	4x6
8	4x6	4x6	4x6	4x6	4x6	4x6	4x8
10	4x6	4x6	4x6	4x8	4x8	4x8	4x10
12	4x6	4x6	4x6	4x8	4x10	4x12	4x12
14	4x6	4x8	4x8	4x10	4x12	6x10	6x10
16	4x8	4x8	4x8	4x10	4x12	4x12	4x12
		6x6	6x6	6x8	6x10	6x10	6x10

*Patio cover exceeding these tables must be designed by a licensed engineer