



CITY OF KINGSBURG

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PATIO COVERS

Thinking about building a patio cover? It's not all that difficult...with this bit of information. If you are proposing a concrete slab only, no permit is required. However if you are proposing a shade structure (trellis) or a solid cover, a building permit is required. In order to obtain a permit you will need approvals from the City Building Department. You will need two sets of plans consisting of a plot plan and your patio cover construction drawing, both drawn to scale. For those of you who are not familiar with a plot plan, it is a footprint of your house and garage on your lot. If you have other structures also include them. The plot plan will show the existing structure(s), and how they are situated on the lot, the distances of the structures from the property line(s) and the distances between the structures. You can develop a plot plan by measuring your home and the setback distances from the property line as they exist. First determine the size of your lot. Dimensions may be obtained from an assessors parcel map; physically determine the location of the property lines on the site (sometimes on new tracts the lot corners are marked at or near the sidewalk); then continue measuring the front, side and rear yard setbacks; transfer the measurements to a sheet of paper to a convenient scale. When you are finished, your plot will show your existing condition. See the attached illustration. In order to acquire approval, you will need to meet "zoning" requirements. Zoning regulates development such as setback distances from property lines as in front yard, or rear yard and side yard and building coverage. In a single family residential zone your rear yard setback is 10'. The following are the requirements for attached patio covers in the required rear yard:

1. Cover supports are to be located a minimum of 10 feet from the rear property line and 5 feet from the side property line.
2. Cover overhang may be a minimum of 3 feet from the side property line (this allows for a 2 ft. overhang).
3. No enclosure of walls of any kind is permitted to unattached sides of your cover.
4. Building coverage is limited to 40% for R-1-7 zones, and 50% for RM zones.

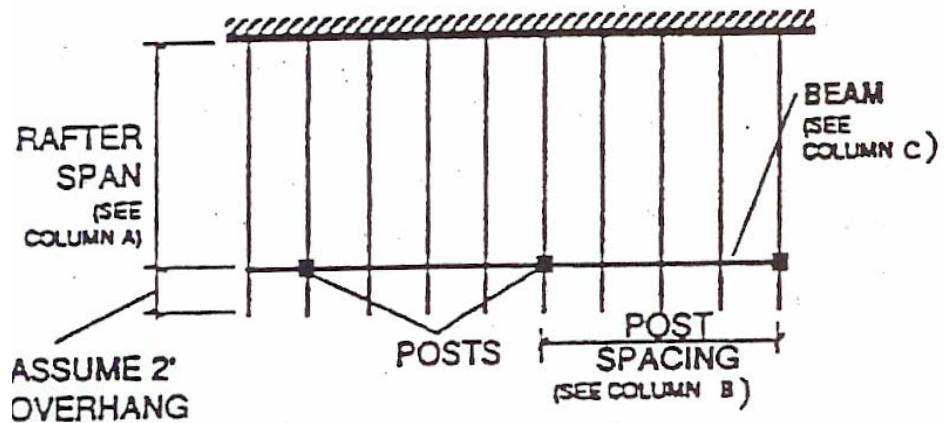
Remember the requirements 1-4 apply any time your attached patio cover is located in the described rear yard. Now that you've had a short lesson on zoning requirements you will find that Building requirements are much easier. All you need is a construction plan or working drawing. Attached is an illustration of a typical patio cover along with span tables. If the illustration fits what you have in mind, all you have to do is fill in the blanks. If you have something else in mind, submit your construction plan for us to review. The important items that are to be included on your plans are **attachment to the house, proper member sizes, post to beam connections and attachment to concrete footing or slab.**

PATIO RAFTER SPANS

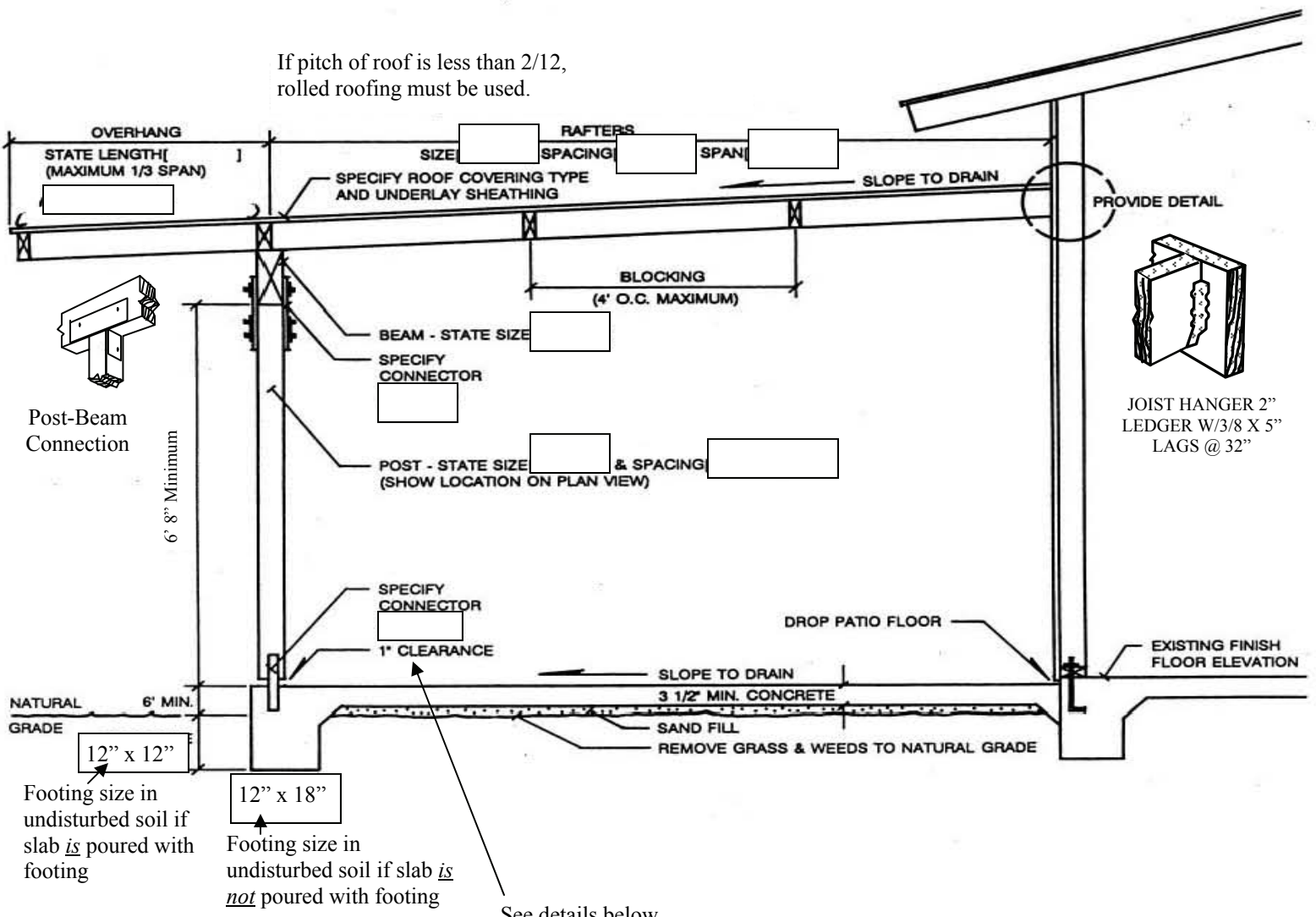
ALLOWABLE OPEN PATIO RAFTERS SPANS (FEET AND INCHES) 10 PSF
LIVE LOAD + 7 PSF DEAD LOAD PLUS WEIGHT OF RAFTERS

SIZE/GRADE	SPACING			
	12''	16''	24''	32''
2 x 6 D.F. No. 2	14'	11'5''	10'	8'
2 x 8 D.F. No. 2	20'	17'6''	14'	11'
2 x 10 D.F. No. 2		20'	18'	15'

A RAFTING SPAN (FT.)	B MAXIMUM POST SPACING (FT.)	C <u>BEAM</u>
8	10'	4 X 6
12	9'6''	
14	8'6''	
16	8'	
12	12'	4 X 8
16	10'	
20	9'6''	
24	8'	
16	14'	4 X 10
20	12'6''	
24	11'6''	
28	10'	



If pitch of roof is less than 2/12, rolled roofing must be used.



Post-Beam Connection

JOIST HANGER 2" LEDGER W/3/8 X 5" LAGS @ 32"

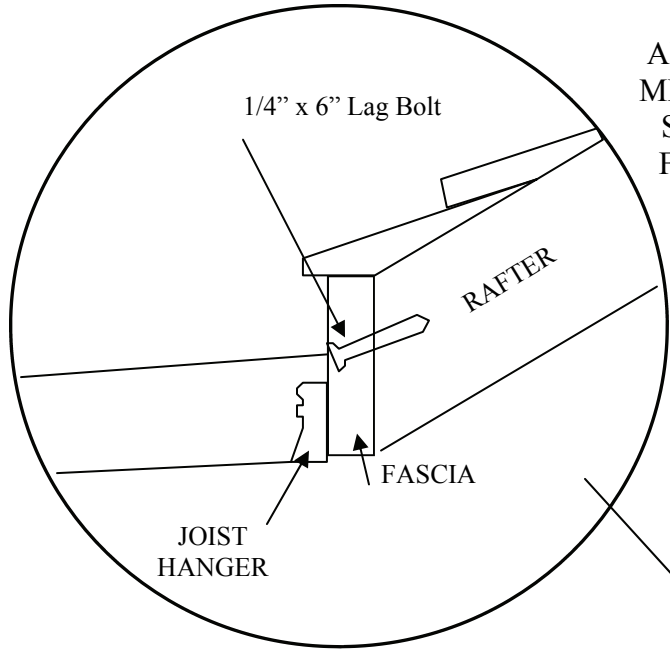
12" x 12"
Footing size in undisturbed soil if slab is poured with footing

12" x 18"
Footing size in undisturbed soil if slab is not poured with footing

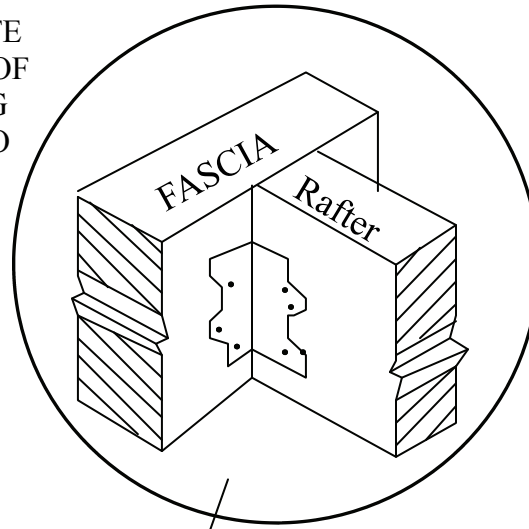
See details below

<p>WASHER SUPPLIED</p> <p>Typical AB Installation</p> <p>Post should be 1" above finished concrete</p>	<p>3/8" x 5" LAG, SCREW FASCIA INTO EXISTING RAFTER END (32" O.C. Max.)</p> <p>EXISTING RAFTER</p> <p>NEW RAFTER</p> <p>JOIST HANGER FASCIA/LEDGER</p> <p>EXISTING EXTERIOR STUD WALL</p> <p>ALTERNATE NO. 1</p>	<p>12 1/4 Minimum/maximum</p> <p>2 x 12 LEDGER BOARD</p> <p>Cut Truss Tails off Flush with Wall</p> <p>ALTERNATE NO. 2</p>
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PATIO DETAIL



ALTERNATE
METHODS OF
SECURING
FASCIA TO
RAFTER



ROLLED ROOFING MUST BE
INSTALLED WHEN ROOF
PITCH IS LESS THAN 2' IN 12'

