



City of Kingsburg

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BUILDING INFORMATION BULLETIN 2023-002

Effective Date: 1/1/2023, Revised 1/1/2026
To: Architects, Engineers, General and Trade Contractors, Associations & Citizens of Kingsburg
Subject: Patio Covers for One- and Two-Family Dwellings
From: AJ O'Connell, MCP, CBO, CCEA – Building Official

This information bulletin describes the minimum requirements for obtaining patio cover permits for One-and Two-Family Dwellings using the attached City of Kingsburg Patio Cover Standard design or International Code Council Evaluation Services (ICC-ES). **This bulletin does not include provisions or standards for attached or detached carports. Please reference the Plan Check Submittal Requirements for One- and Two-Family Dwellings.**

1) DEFINITION

- a) Patio Covers are one-story structures not more than 12-feet in height above grade and used only for outdoor recreational purposes and not as carports, garages, storage, or habitable rooms.
- b) Patio Covers may be attached or detached and are permitted only as accessory to dwelling units.
- c) Patio Covers must be open on two or more sides (CRC Appendix BF, §BF101 through §BF105).
 - i) Patio structures may extend over existing exterior wall openings.
 - ii) An enclosed patio structure is permitted if it covers exterior wall openings that only provide light and ventilation for the residents.
 - iii) Patio Covers shall not be enclosed in any manner and shall remain open when exterior wall openings in an existing dwelling provide access for emergency egress and escape rescue in rooms used for sleeping purposes.
 - iv) Openings surrounding Patio Covers may be enclosed by the following methods: (a) insect screening, (b) approved translucent or transparent plastic not more than 0.125 inches in thickness, (c) glass conforming to the provisions of CRC §R308, (d) any combination of these noted methods.
 - v) Means of Egress conforming to the requirements of CRC Chapter 3 are to be provided from the enclosed patio structure.
 - vi) Enclosure walls must have a clear height of not less than 6'-8" measured from the floor to the bottom of the supporting structural members.
 - vii) Enclosure walls may have any configuration, provided the open or glazed area of the longer wall is equal to at least 65-percent of the area below a minimum of 6'-8" of each wall, measured from the floor. See CRC Appendix BF §BF103.1 for further information.

2) WHEN IS A PERMIT NOT REQUIRED

Detached patio cover structures that do not exceed 120 square feet of projected roof area may be exempt from a building permit. Although such patio covers may still be exempt from a building permit, they are not exempt from electrical, plumbing, and mechanical permits.

3) YOUR OPTIONS FOR SERVICE

Patio Cover permits may be obtained over-the-counter when using this Information Bulletin and the City of Kingsburg Patio Cover Standard design. Patio Covers designed using the ICC-ES evaluation report may be issued over-the-counter based on Building Division staff availability at the time of submittal. All other projects shall be of an engineered design and submitted for review using the One- and Two-Family Dwelling Plan Check Submittal Checklist.

All submitted plans will be subject to review and approval by the City of Kingsburg Planning Division for conformance with currently adopted Zoning Codes and Ordinances. Additional information may be requested by the Planning Division for review that exceeds the requirements outlined in this Information Bulletin. Please contact the Planning Division at 559-897-5328 for any further questions.

4) DRAWINGS TO PROVIDE/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 proposed work will conform to the provisions of the *California Building Code* and *California Residential Code*, City of Kingsburg Zoning Codes and Ordinances, and all relevant laws, rules, and regulations. The City of Kingsburg Patio Cover Standard design has been reviewed to conform to the applicable above items and shall be adhered to fully while constructing. Deviations from the City of Kingsburg Patio Cover Standard design will require an engineered design.

Plans and calculations in PDF format are required, including all calculations, if applicable. Submittals may be submitted electronically to buildingplanning@cityofkingsburg-ca.gov. Ensure that the below items are included in the submittal.

a) Site Plan – Required for ALL submittals

Plans shall be scaled, dimensioned, and measured. Site Plan shall indicate all proposed and existing construction and structures, square footages of all proposed and existing structures on lot, size of lot in square feet, distances to all property lines, north arrow, and complete address.

b) Zoning - Required for ALL submittals

- i) Cover supports are to be located a minimum of 10 ft from the rear property line and 5 ft from the side property line.
- ii) Cover overhang may be a minimum of 3 ft from the side property line (this allows for a 2 ft overhang).
- iii) Building coverage is limited to 40% for R-1-7 zones, and 50% for RM zones.

c) Foundation and Framing Plans – Required only for ICC-ES and engineered designs

Provide copies of ICC-ES evaluation report approved plans available from your material supplier used for the patio design.

If plans have to be submitted because of customized design of the patio, the plans shall include a roof framing plan, foundation plan, elevations, cross-sections, connection details, and structural calculations.

d) Floor Plan – Required for ALL submittals

For a patio cover with enclosure walls, include a floor plan and show the following information:

- i) Use and dimensions of all rooms adjacent to the Patio Cover.
- ii) Size and type of all windows and doors from those rooms.

e) Permit Application – Required for **ALL** submittals

All projects must be submitted with a Permit Application. If you intend to obtain your permit on the same day, the application must be fully completed.

Note: There are no exceptions to the Worker's Compensation Insurance requirements, per CSLB. If the property owner is doing the construction work, or is hiring a number of different contractors, a separate Owner-Builder Acknowledgment must be signed by the owner before the permit can be issued.

5) ADDITIONAL REGULATIONS

- a) This Information Bulletin recommends that all patio projected roof areas be located at least 5-feet from all assumed or real property lines.
- b) All electrical wiring shall comply with the regulations and provisions of the *California Electrical Code*.
- c) Patio Covers may be located in side or rear yards, subject the minimum required yard setbacks, per City of Kingsburg Municipal Code Chapter 17.

6) CONSTRUCTION SPECIFICATIONS

The following are the minimum construction specifications for Patio Covers for **ALL** designs:

- a) The concrete mix for footings must meet a minimum compressive strength of $f'c = 2,500$ psi minimum.
- b) Lumber must be Douglas fir-larch No. 2 or better in grade. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and termites.
- c) Post size is based on the height of the floor above the slab (at the highest point):
 - i) 0 to 8 feet high: 4x4 minimum,
 - ii) 8 to 12 feet high: 6x6 minimum,
 - iii) Post anchorage to slabs may be accomplished with a standard approved post base installed per the manufacturer's installation instructions. The footing must be adequate for the load applied. When the load on the supporting post does not exceed 750 pounds per post, a minimum 3 ½-inch thick concrete slab-on-grade may be substituted for the pad footings.
- d) Framing hardware and fasteners shall be hot-dipped galvanized or stainless steel if in preservative-treated wood (CBC §2304.9.5).

7) 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 and Inspection Card must remain on-site and readily accessible to inspector during inspections.

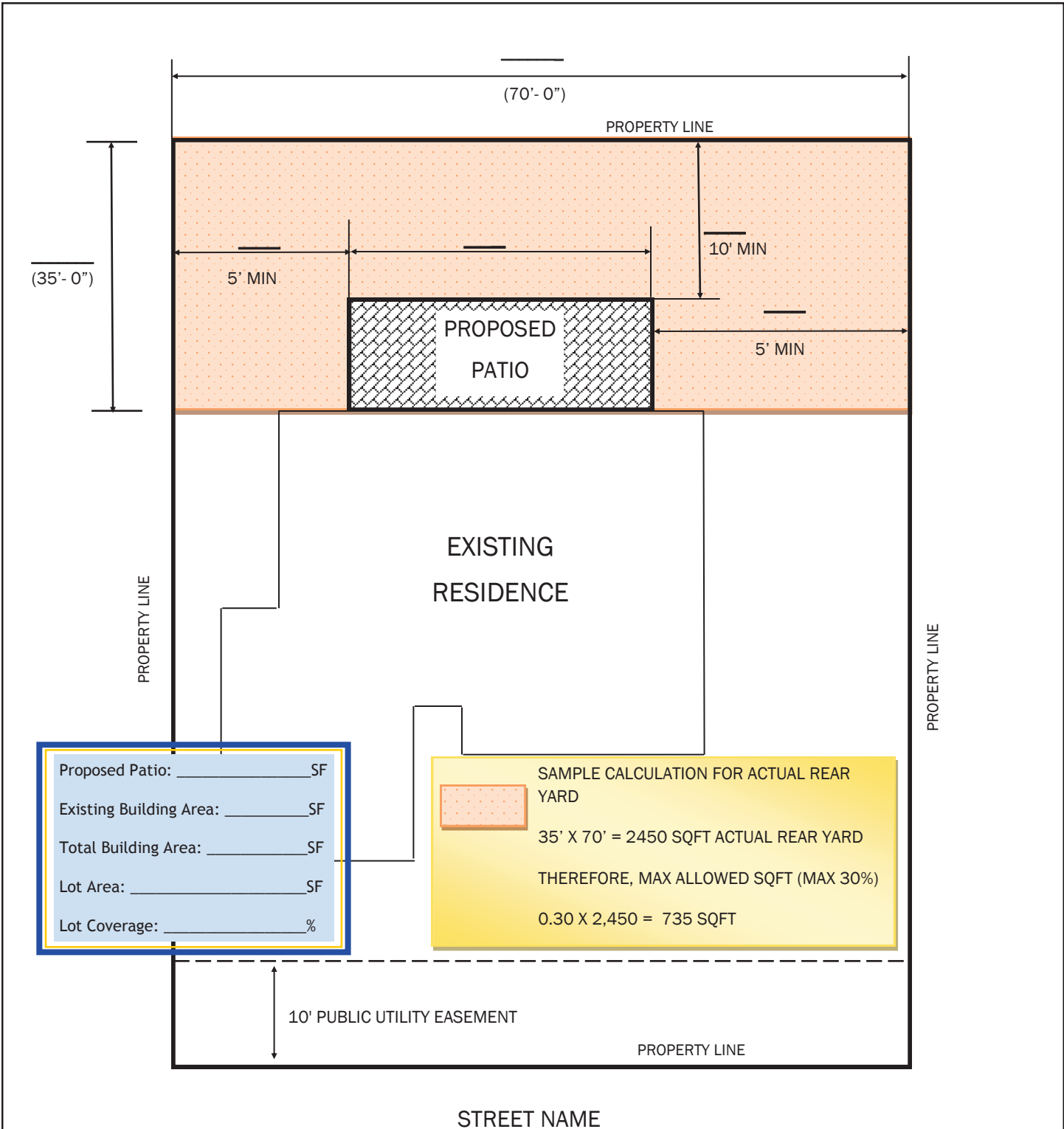
Inspections are required at the following times:

- a) Footing/Foundation Inspection: When the footing has been excavated with the post bases laid out, but before concrete is placed;
- b) Framing/Roof Sheathing: When framing and roof sheathing is installed;

c) Rough Electrical: If applicable, prior to burial or closure;

d) Final: When all work is complete.

Note: The project is not legally complete until there is an approved Final inspection. Call 559-897-6526 to schedule inspections.



- 1) Show lot dimensions and total square footage of all covered areas.
- 2) Check with the Planning Division for building setback requirements.
- 3) Check with Public Works for location of any utility easements.
- 4) The width and depth of the proposed patio cover are measured from eave-to-eave. (Planning)

SAMPLE SITE PLAN-PATIO COVERS

SAMPLE FLOOR PLAN

