



PATIO COVER, PATIO ENCLOSURE AND SUNROOMS GUIDE

FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

A permit is required for all work to be done in patio covers, patio enclosures and/or sunrooms. Permit shall be obtained prior to the start of the work.

One electronic set of plans, digitally signed by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum, include existing and new floor plans*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging as a permanent record after the project is completed.

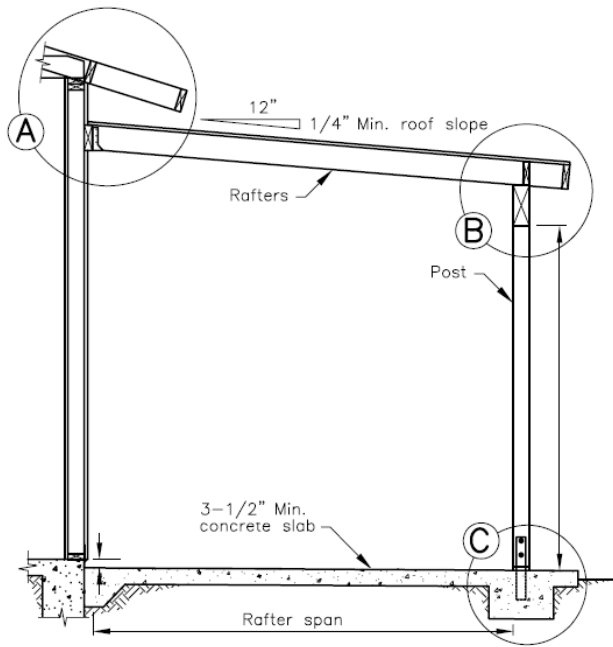
Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

If the property is overseen by a Homeowners Association a letter of authorization signed by the HOA is required.

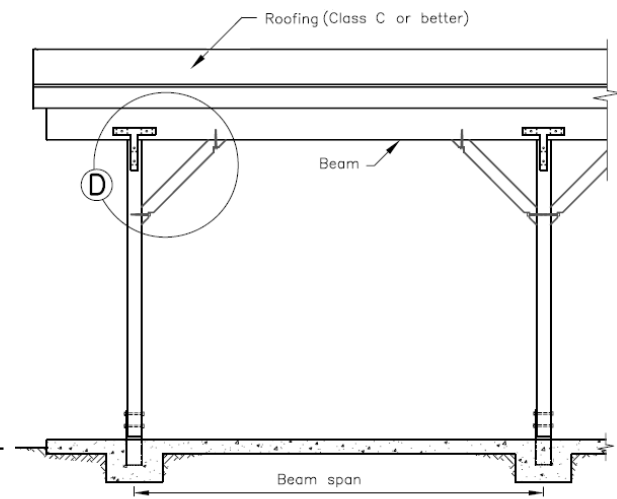
The following is a listing of the general code requirements based on the **2022** California Codes & Mountain View Municipal Code. This handout is intended to provide general information. If you have questions, please contact the Building Division at (650) 903-6313 or email us at building@mountainview.gov.

CODE REQUIREMENTS

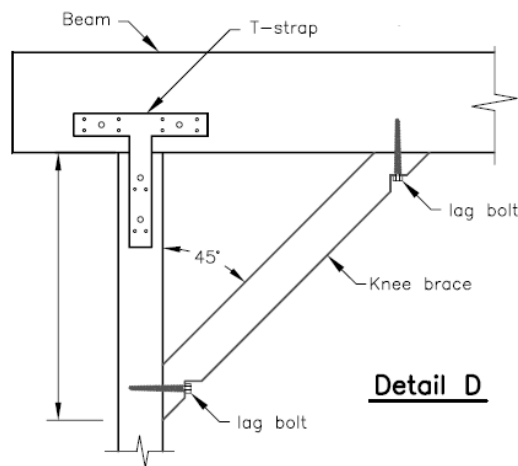
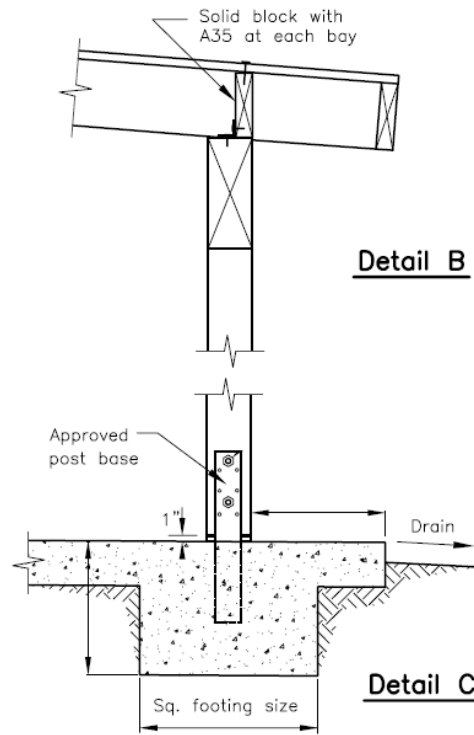
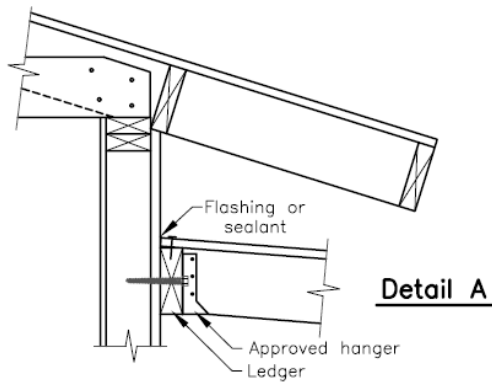
1. Patio covers shall be permitted to be attached or detached from dwelling units.
2. Patio cover is a structure with open glazed walls that is used for recreational and outdoor purposes associated with a dwelling unit (CRC AH102). The existing exterior wall of the residence along with its doors and windows shall remain as a weather-resistive barrier.
3. Patio covers are limited to one-story structures, and not to exceed 12 feet in height (CRC AH104.1).
4. Patio covers may be enclosed with walls; however, the patio cover shall be unenclosed if there are emergency egress or rescue openings from sleeping rooms (CRC AH103.2). Emergency escape and rescue openings shall open directly into a public way, and/or yard that opens to the public way (CRC R310.1). Where exterior doors serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provision of CRC Section R311 (CRC AH103.2).
5. Patio covers shall be designed and constructed to sustain all dead loads plus a minimum vertical live load of 10 pounds per square foot (CRC AH105.1).
6. Construction details are required for patio covers, enclosures and/or sunrooms and shall be in compliance with the CRC Chapter 4 through 9, and local ordinances.
7. Protection of wood (CRC R317). All wooden members exposed to weather must be approved pressure-preservative-treated or wood of natural resistance to decay (heartwood, redwood or cedar).
8. Thermal isolation shall be maintained between the residence and the patio enclosure/sunroom, consisting of existing or new wall(s), doors, and/or windows.
9. Patio enclosure walls shall be permitted to be of any configuration provided the open or glazed area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor. (CRC AH103).
10. Patio enclosure wall openings shall be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more than 0.125 inch in thickness, glass conforming to the provisions of CRC R308 (glazing) or any combination of the foregoing (CRC AH103).



PATIO COVER SECTION

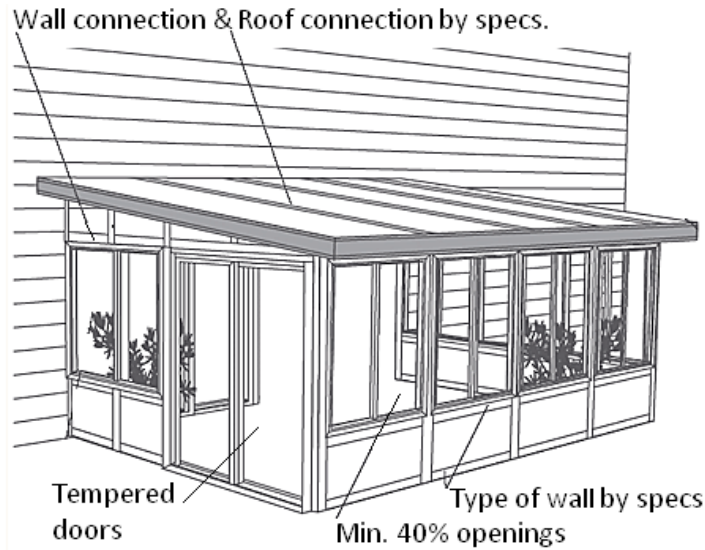


PATIO COVER ELEVATION



PATIO COVER FRAMING DETAILS

11. Sunroom is a one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's walls and roof (CRC R202).



PREFABRICATED SUNROOM

12. Evaluation Report: If the structure is built from a manufacturer factory-built kit, provide a copy of the manufacturer's current ICC, IAPMO, UL evaluation report showing compliance with current codes (CRC R102.4).
13. If prefabricated structure, the installation shall be in compliance with the manufacturer's instructions (CRC R106.1.2).
14. If the patio cover, enclosure or sunroom is located within five (5) feet of the property line, the required fire rating and maximum area of openings & projections in compliance with the table CRC R302.1(1)/(2).
15. Use of sunroom or patio covers, as defined in section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening (CRC R303.1 ex. 3).
16. Lighting installed in patio enclosures and sunrooms shall be high-efficacy or low-efficacy controlled by a vacancy sensor or low-efficacy controlled by a dimmer switch. These options can be installed in combinations, for example high-efficacy downlights and dimmable low-efficacy track lights.
17. If a patio enclosure/sunroom addition increases the total building area to over 4,100 sf., review by the Fire Division will be required. The Fire Division can be reached at (650) 903-6313.

OTHER RELATED HANDOUTS

- Smoke Detector & Carbon Monoxide requirements
- Self-Certification - Smoke and Carbon Detectors
- GFCI & AFCI requirements