



City Of El Centro Residential Patio Covers and Carports

Patio covers are one story, roofed structures not more than 12 feet above grade and used for outdoor recreational purposes. All patio covers must comply with the setback requirements of the zoning code. This hand out describes what plans are necessary to secure a patio cover/carport permit. To assist you, there is a sample of a plot plan, span tables for joists, and beams, and a footing schedule for foundation requirements. There are also connection details to use for typical connections. You may use this handout in place of a separate design when the patio cover is attached to the house on one complete side. ***If you design the patio cover yourself, or your patio cover is either free-standing or outside the span table limits in this handout, please provide a foundation plan, framing details, and other details and elevations to show the extent of the proposed work. A lateral analysis may be required for free-standing patio covers.***

If you are applying for a building permit in a subdivision with a homeowner's association, you should secure architectural review prior to proceeding with the project. The city does not enforce or specifically review provisions of homeowner's association CC&R's. HOA requirements may be different than city requirements.

If you use the attached tables and plans, please submit the following:

1. Two Identical Site Plans showing:
 - a. Property lines with dimensions.
 - b. Proposed roof area of the patio cover.
 - c. Distances from posts to property lines.
 - d. All existing structures on the property.
 - e. Indicate the dimensions of the patio cover and the total roofed area.
 - f. Any easements on the property.

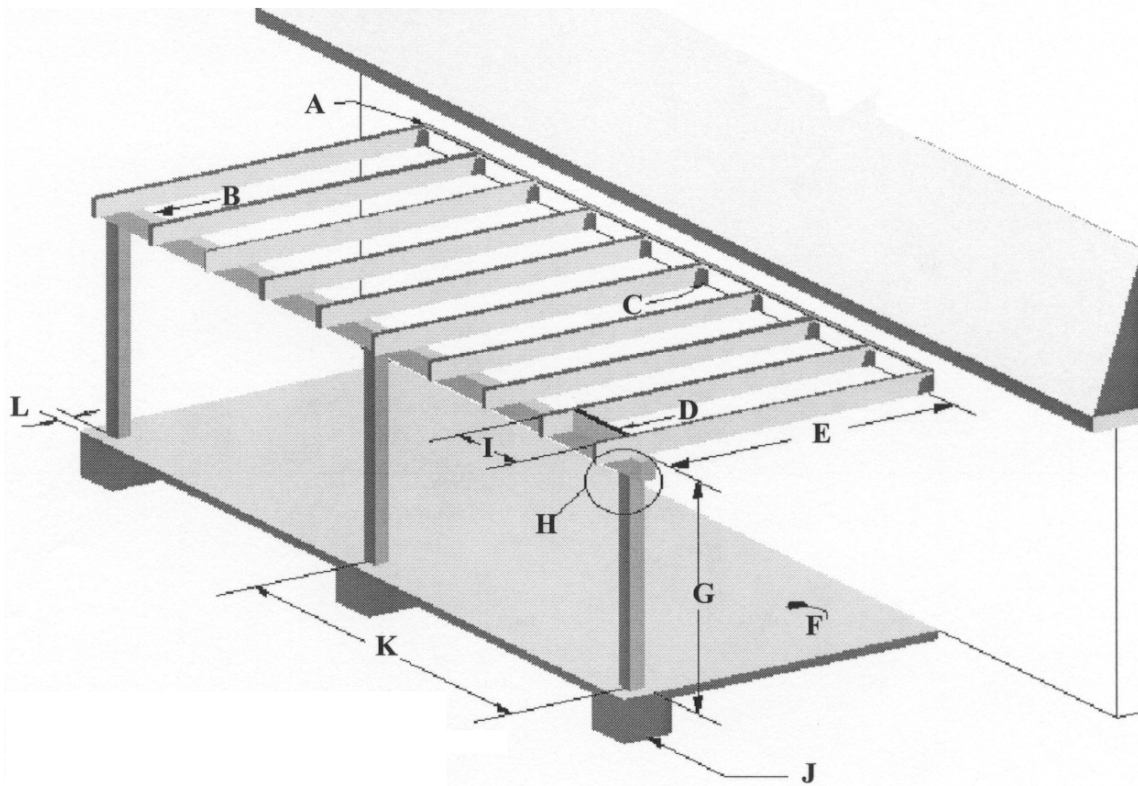
2. A Building Permit Application

Circle what you will be using for your project

Minimum Rafter Sizes				
Rafter Span (feet)	Rafter Spacing Center to Center (in inches)			
	12"	16"	24"	32"
6	2 x 6	2 x 6	2 x 6	2 x 6
7	2 x 6	2 x 6	2 x 6	2 x 6
8	2 x 6	2 x 6	2 x 6	2 x 6
9	2 x 6	2 x 6	2 x 6	2 x 6
10	2 x 6	2 x 6	2 x 6	2 x 6
11	2 x 6	2 x 6	2 x 6	2 x 8
12	2 x 6	2 x 6	2 x 8	2 x 8
13	2 x 6	2 x 6	2 x 8	2 x 8
14	2 x 6	2 x 6	2 x 8	2 x 10
15	2 x 6	2 x 8	2 x 10	
16	2 x 8	2 x 8	2 x 10	
17	2 x 8	2 x 8	2 x 10	
18	2 x 8	2 x 10	2 x 12	
19	2 x 10	2 x 12	2 x 12	
20	2 x 10	2 x 12	2 x 12	

Minimum Beam Sizes								
Post Spacing (feet)	Rafter Span (in feet)							
	6	8	10	12	14	16	18	20
4	4 x 4	4 x 4	4 x 4	4 x 4	4 x 4	4 x 4	4 x 4	4 x 4
6	4 x 4	4 x 4	4 x 4	4 x 6	4 x 6	4 x 6	4 x 6	4 x 6
8	4 x 6	4 x 6	4 x 6	4 x 8	4 x 8	4 x 8	4 x 8	4 x 8
10	4 x 8	4 x 8	4 x 8	4 x 8	4 x 10	4 x 10	4 x 10	4 x 10
12	4 x 8	4 x 8	4 x 10	4 x 10	4 x 10	4 x 12	4 x 12	4 x 12
14	4 x 10	4 x 12	4 x 12	4 x 12	4 x 12	4 x 14	4 x 14	4 x 14
16	4 x 12	4 x 12	4 x 12	4 x 14	4 x 14	4 x 14	4 x 14	4 x 14
18	4 x 14	4 x 14	4 x 14	4 x 16	4 x 16	4 x 16	4 x 16	4 x 16
20	4 x 14	4 x 16	4 x 16	4 x 16	4 x 16	4 x 16	6 x 14	6 x 14

Typical Carport/Patio Construction



LEGEND:

- A. Ledger to unit attachment
- B. Main Beam or Header
- C. Minimum of 18 ga. U-type hanger
- D. Continuous solid blocking between joists more than 6" in depth
- E. Rafter Span
- F. Concrete Slab
- G. 7'-0" minimum height
- H. Beam to Post connection
- I. Rafter Spacing (center to center)
- J. Footing
- K. Post spacing (center to center)
- L. 6" minimum

Patio Cover/Carport Construction Specifications

1) Concrete

- a. All Concrete for footings must be a minimum of 2,000 psi; in accordance with California Building Code.

2) Lumber

- a. Lumber must be Douglas Fir-larch No. 2 or Better. Lumber must be grade stamped. All posts must be a minimum of 4 x 4 and may be required to be protected from decay and termites if within 6" of finish grade.

3) Connections

- a. Post anchorage shall be accomplished with a standard manufactured post base installed per the manufacturer's instructions. Footings are required when the post supports a load exceeding 750 pounds. For lesser loads, a 3 ½" slab on grade section may be substituted for required footings.
- b. When the house is used to support one end of the patio cover, the main beam may be replaced on the side attached to the house by a ledger. The ledger shall be the same size as the rafters and fastened to the structural frame of the house by ½" x 5" lag screws spaced at 32" on center and staggered for rafters up to a 10' span. Lag screws must be spaced at 16" on center for rafters between 10'1" and 20'. Rafters may not be solely supported by the existing rafter tails or fascia of the house.
- c. The rafters may be placed directly on the existing top plate of the wall with solid blocking between these rafters.

4) Roofs

- a. Specify all proposed roof coverings on plans.

5) Slope

- a. All roofs are required to slope at a minimum of ¼" per foot for drainage purposes. Tile, composition, shingle, shake, slate and other similar roof coverings require minimum 3 in 12 slope.

6) Electrical

- a. All Electrical work in a patio cover or enclosure shall be weather tight as for exterior installations.

7) Inspections are required for a patio cover/carport at the following stages:

1. When footings have been excavated but before concrete has been poured. At this time, call for a foundation inspection.
2. When all structural framing is completed. At this time, call for a framing inspection.
3. If solid roof sheathing is installed over the framing, a roof nailing inspection is required prior to placing the roof covering.
4. Final inspection is requested after roof covering is installed.

Note that the project is not legally complete until there is an approved final inspection.

Call (760) 337-4508 for inspections.

The inspection record card and approved plans shall be available for ALL INSPECTIONS!! If no inspection record card and approved plans are available at the time of inspection, a correction notice will be issued and you will need to call and schedule a re-inspection.

When the job is complete, the job record card and approved plans should then be retained by the owner as a record of the approved construction.

HOW TO REQUEST AN INSPECTION:

At least 24 hours before the inspection is needed, call 337-4508 to schedule the inspection. Have the following information available to provide either the voice mail or the person answering the phone: (Speak slow and clear.)

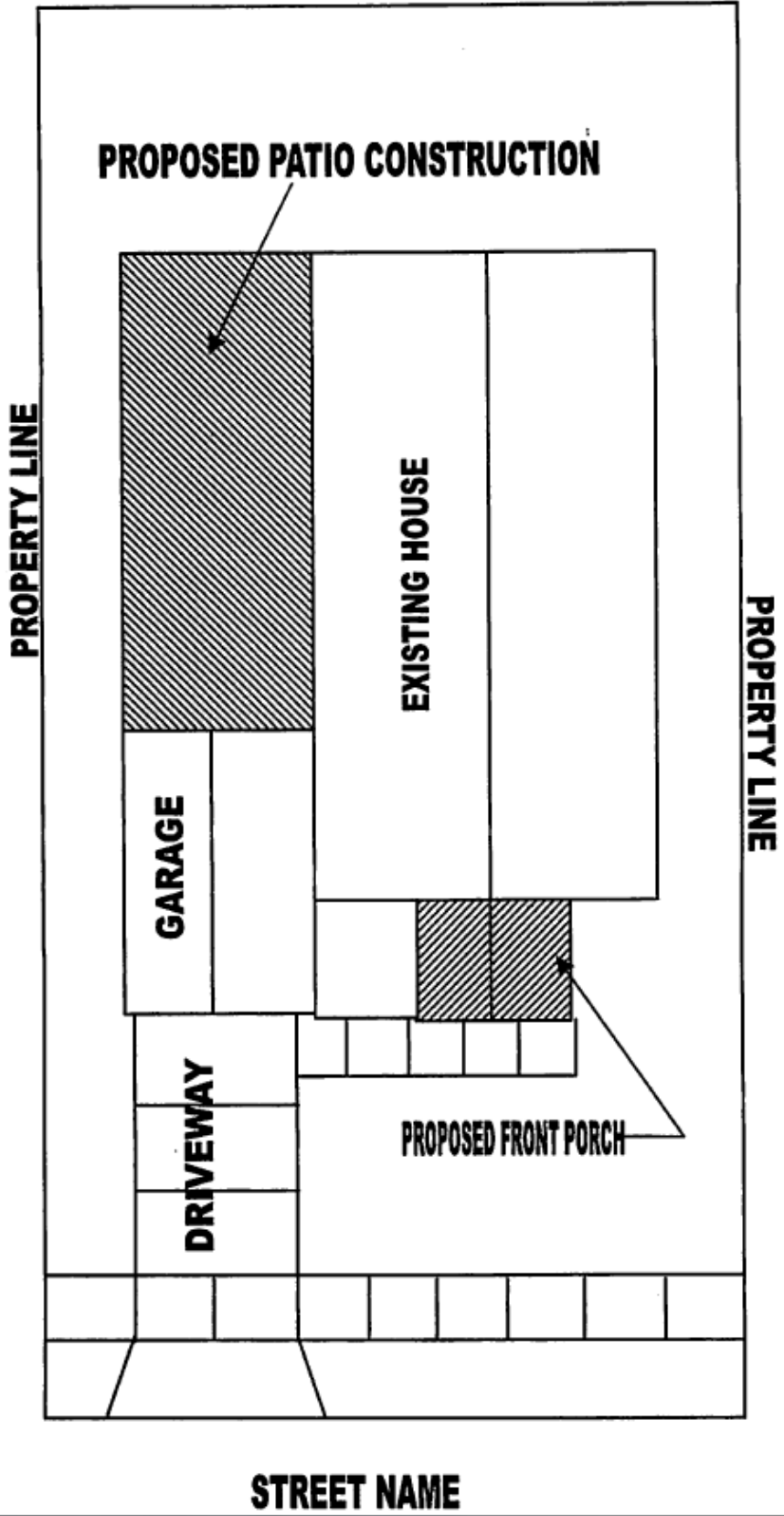
1. Permit Number (Located on job card and permit)
2. Project Address
3. Date you would like the inspection
4. Type of Inspection (Check inspection record sheet)
5. Your name and telephone number

Failure to provide us with ALL this information will result in NO INSPECTION being scheduled!

All projects – regardless of type require a FINAL INSPECTION.

Failure to receive a FINAL INSPECTION can result in additional fees being assessed, or the permit being voided.

ALL PERMITS SHALL EXPIRE IF THE WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS ABANDONED OR SUSPENDED FOR A PERIOD OF 180 DAYS.



PROPOSED PATIO CONSTRUCTION

PROPERTY LINE

PROPERTY LINE

EXISTING HOUSE

GARAGE

DRIVEWAY

PROPOSED FRONT PORCH

STREET NAME

