Patio Cover
Information Package
Residential Submittal Requirements
(New Buildings, Additions, and Alterations)

Document Submittal List
The below list of submittal items are needed to complete your project plan review. A thorough and accurate plan check can not be performed without a complete submittal package. A lack of needed items will result in a delay of your permit issuance. The plans should clearly delineate between all existing and new construction.

A. Drawings
   Size: Minimum 11” x 17” (18” x 24” preferred for new dwellings) to 24” x 36”. All sheets must be drawn to scale and fully dimensioned. Plans shall be clear and legible: non-legible plans will not be accepted.
   Provide the minimum number of sets as required (typically 3 sets):
   - 2 Sets for the Building Department
   - 1 11” x 17” Floor plan for Assessor
   - Additional sets for the Fire District (separate submittal to your specific fire district)

   Drawings to Consist of:
   - 1. General Information
     Show existing and proposed structures and specify their uses.
   - 2. Plot/Site Plan
     Show dimension to front, rear, side street to proposed structure. Show distance to street centerline. Show location(s) of any and all other structures on the parcel.
   - 3. T-24 Sheets
     CF-1R, MF-1R
   - 4. Architectural Plans
     Floor Plan, Roof Plans, Elevations, Section, Other Details and uses of all rooms.
   - 5. Structural Plans (if applicable)
     Foundation Plans, Floor & Roof Framing Plans, Truss Calculation sheets and structural details. Show size, spacing, species and grade of all framing members. Identify location and lengths of braced wall panels and detail of anchorage.

B. Calculations (if required) -
   - 1. Structural Calculations
     Provide two stamped and wet signed sets by design professional (including lateral design) when design is not in conformance with Conventional Light-Frame Construction, or as required by the building official.
     Provide two wet signed sets.
   - 3. Title 24 Energy Calculations
     Forms and Mandatory Note Block (Complete Document).

C. Other Documents (if required)
   - 1. Soils Report
     (Rancho Murieta South)
     For new buildings when soil bearing pressure exceeds 1500 psf, or where expansive or questionable soil conditions exist.
   - 2. Special Inspections Forms
     Only as required by project engineer or Building Official.

PERMIT #________________________________ COUNTER STAFF INITIALS____________ DATE____________

CURRENT APPLICABLE BUILDING CODES
2007 California Building Codes Title 24 part 2, 3, 4 & 5

ALL INFORMATION AND LISTED ITEMS ON PAGE TWO OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY AND/OR FOR OUR INTERNAL USE
1. **General Information:** (Typically on the Plan Cover sheet)
   
   - Project name & address, as well as project owner's name & address.
   - Design professional's name, title & address – stamps and wet-signatures when required.
   - Assessor's Parcel Number (APN).
   - Occupancy group(s) R-3/U and type of construction, fire sprinklers – (if required by Fire Department).
   - Total square footage of building.
   - Use of all rooms, existing and new.
   - Description or scope of work.
   - Sheet index of drawings.
   - Vicinity map, location and North arrow.

2. **Plot/Site Plan**
   
   - Lot dimension showing whole parcel and property lines and all structures on parcel.
   - Building footprint-provide dimensions to property lines.
   - Identify location within building footprint where work is being done.
   - Identify building orientation and North Arrow.

   - Show Location of:
     - Oak tree location
     - Electric meters
     - Water meters/back flow preventers
     - Septic system ([Environmental Health Division](http://example.com) - 827 7th Street, Room 102, Sacramento, CA 95814)
     - Location of wells - [Environmental Health Division](http://example.com) - (916) 874-6010 FAX: (916) 854-9229
     - Gas meters
     - Propane tank (If applicable)
     - Retaining Walls (separate permit)

   - **Proposed use of structure. i.e.: Garage, SFD, Halfplex**

3 & 4. **Architectural and Structural Plans** (Stamped and wet-signed if done by a design professional)
   
   a. Foundation Plan if applicable (show new and existing work)
   
   b. Floor Plan (show new and existing work and show each floor drawn to scale and fully dimensioned)
      
      - Show size of all openings, swings of doors
      - Identify window types
      - Reference to section details
      - Fire wall details occupancy/halfplex/zero lot
      - Smoke detector locations
      - Show location of all stairways (If required)
      - Show location of all heating & AC Equipment

   c. Floor/Wall/Ceiling/Roof framing plans
   
   d. Interior and/or Exterior elevations
   
   e. Details Architectural/Structural
      
      - Cross Sections
      - Framing details
      - Section details
      - Shafts, floor ceiling/roof
      - Occupancy separations and detail ceiling assemblies
      - Structural material specifications
      - Flashing/wall to roof, etc.
      - Footing details-Piers, Grade Beams, etc.
      - Structural connections-hold downs, welding, columns, etc
      - Hardware

5. **Electrical Plans**
   
   - Floor plan showing electrical item locations.
   
   - Lighting fixtures/GFI Circuits
   
   - Receptacles and light switches
   
   - New and existing and to be removed
   
   - Panel locations/size
   
   - HVAC equipment
   
   - Lighting package, dimmer switch, photo sensor / location. Identify fluorescent / incandescent fixtures.

**Notes:**

1) Multiple information can be combined on plans for simple buildings, if clarity is maintained.
2) This is not a complete list of all required submittals, and additional information may be required after plan review.
3) Other departments and agencies may have to review and approve plans before permits can be issued.
4) All plan review done after the second review is billed at an hourly rate
TYPICAL ROOFED PATIO COVER

For information on obtaining a permit for a patio cover and completing these drawings see Page 4.

TO COMPLETE THIS PLOT PLAN . . .
1. Show the location of the proposed patio cover on the plot plan below showing its size, area and distance to property lines. Also show the location and spacing of the supporting posts.
2. Show any other structures in the same yard as the proposed patio cover, such as pools, retaining walls, accessory buildings and oak trees. Dimension these items from the patio cover.
3. Show any hillsides on your property that exceed a slope of 3 horizontal to 1 vertical (3:1). Show the distance from the top or bottom of these slopes to the proposed patio cover. Indicate on the plan the slope of the grade and the vertical height of the slope from top to bottom.
4. Setbacks: All setbacks shall be reviewed and approved by the Planning Department. Contact Planning at 874-6221.
5. Indicate if property has a zero lot line.

PROPERTY OWNER:__________________________
ADDRESS:__________________________ CITY:________ STATE:________ ZIP:________
DETAIL "A"
SEE PAGE 3

ROOF COVERING:

RAFTERS TO BE:
"X" @ "O.C.
(SEE SPAN TABLE, PAGE 3)

LEDGER: 2" X ______

FACE OF HOUSE

RAFTER SPAN = ______ - ______

2" MIN. CLEARANCE BTWN. WEPP SCREED & SLAB

DETAIL "D"
SEE PAGE 3

SUPPORTING BEAM

MAXIMUM OVERHANG = 6 TIMES THE RAFTER DEPTH (48" MAX.)

POST SIZE: ____ "X ______
(4"X4" MINIMUM)

3 1/2" PATIO SLAB

SECTION VIEW

FINISHED GRADE

FOOTING SIZE | MAX. SUPPORTED SHADE AREA
-------------|--------------------------
12"X12"      | 50 SQ. FT.
16"X16"      | 90 SQ. FT.
20"X20"      | 140 SQ. FT.

(CIRCLE FOOTING SIZE TO BE USED, ALL FOOTINGS ARE 12" DEEP)

DETAIL "C"
SEE PAGE 3

FASCIA BOARD

BEAM SIZE: ____ "X ______
(SEE SPAN TABLE, PAGE 3)

4"X4" KNEE BRACE AT EACH POST

MAXIMUM OVERHANG = 1/3 OF SPAN OF BEAM WITH 48" MAX. & AT LEAST 3 FEET FROM PROPERTY LINE

6'-8"

BEAM SPAN = ______ - ______

FRONT VIEW
INSTRUCTIONS:
1. A building permit for a patio cover may be obtained using these County standard drawings. Simply fill in the blanks and information requested on these plans.
2. Complete an "Application for a Building Permit" and present it with these plans to a building inspector.
3. Deviation from the construction and designs shown in these drawings will require a complete set of plans, details, and will need to be stamped by a registered engineer.

GENERAL INFORMATION:
1. A patio cover is a one-story structure that does not exceed 12-feet in height above the adjacent grade.
2. Patio covers shall be used for recreational, outdoor living purposes only and shall not be used as carports, garages, storage rooms or habitable rooms.
3. Patio covers must be accessory to a single-family dwelling or individual dwelling unit in a multiple-dwelling building.
4. Patio covers may be partially enclosed provided the area of the longer wall and one additional wall is at least 65% open. Openings may be enclosed with insect screening or readily removable plastic (translucent or transparent) up to 1/8-inch thick. Framed windows are not permitted.
5. Construction details in this standard may not comply with wildland urban interface.
See www.osfm.fire.ca.gov for more information on Fire Hazard Zones and construction requirements.

MATERIALS:
1. WOOD shall be grade marked Douglas Fir Larch No. 2 or better.
2. CONCRETE shall have a minimum strength of 2500 psi in 28 days.
3. FRAMING HARDWARE shall be ICC approved for the intended use and installed per manufacturers’ specifications using all recommended fasteners.
4. ROOF SHEATHING shall be continuous over 2 or more rafter spans; face grain shall be perpendicular to supports and maximum span shall be as follows:

<table>
<thead>
<tr>
<th>SHEATHING</th>
<th>SPAN RATING</th>
<th>MAX. SPAN</th>
<th>NAILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2&quot; CDX Plywood</td>
<td>24/0</td>
<td>24&quot; O.C.</td>
<td>8d common or deformed shank</td>
</tr>
<tr>
<td>5/8&quot; CDX Plywood</td>
<td>40/20</td>
<td>32&quot; O.C.</td>
<td>10d common or 8d deformed shank</td>
</tr>
<tr>
<td>3/4&quot; CDX Plywood</td>
<td>48/24</td>
<td>36&quot; O.C.</td>
<td>10d common or 8d deformed shank</td>
</tr>
<tr>
<td>1 1/8&quot; CDX Plywood</td>
<td>60/48</td>
<td>48&quot; O.C.</td>
<td>10d common or 8d deformed shank</td>
</tr>
<tr>
<td>1 x nominal lumber</td>
<td>24&quot; O.C.</td>
<td>2 – 10d at each lap</td>
<td></td>
</tr>
</tbody>
</table>

(all nail spacing for plywood sheathing shall be 6" on center at edges and 12" on center in field)
5. ROOF COVERING shall be Class B or better fire retardant and installed per the manufactures specification.
6. LIGHT ROOF ASSEMBLIES include asphalt or fiberglass shingles, cap sheets, built-up roof and hot-mopped roofs without stucco ceiling or soffits.
7. HEAVY ROOF ASSEMBLIES include concrete tile roofing (10 psf max.) without stucco ceiling, or lightweight roofing with stucco ceiling.

REQUIRED INSPECTIONS:
1. FIRST INSPECTION shall be after excavation for the footings (before any concrete is poured) and verification of the solid wood backing for the ledger bolting.
2. SECOND INSPECTION shall be the framing inspection when all framing has been completed. The roof sheathing and nailing will be inspected at this time.
3. THIRD INSPECTION will be the final inspection after the roof covering has been installed.

PLEASE READ AND SIGN:
The owner and/or contractor, as applicant for this permit, has read and understands the information on this page and agrees to construct the proposed patio cover as shown on these plans.

Signature of Applicant ___________________________ Date: __________

ST301 9/24/08  Page 4 of 4
TYPICAL TRELLIS PATIO COVER

For information on obtaining a permit for a patio cover and completing these drawings see Page 4.

TO COMPLETE THIS PLOT PLAN . . .

1. Show the location of the proposed patio cover on the plot plan below showing its size, area and distance to property lines. Also show the location and spacing of the supporting posts.
2. Show any other structures in the same yard as the proposed patio cover, such as pools, retaining walls, accessory buildings and oak trees. Dimension these items from the patio cover.
3. Show any hillsides on your property that exceed a slope of 3 horizontal to 1 vertical (3:1). Show the distance from the top or bottom of these slopes to the proposed patio cover. Indicate on the plan the slope of the grade and the vertical height of the slope from top to bottom.
4. Setbacks: All setbacks shall be reviewed and approved by the Planning Department. Contact Planning at 874-6221.
5. Indicate if property has a zero lot line.

PROPERTY OWNER: ____________________________________________
ADDRESS:____________________________________________ CITY:________ STATE:________ ZIP:________

ST302 9/24/08
INSTRUCTIONS:
1. A building permit for a patio cover may be obtained using these County standard drawings. Simply fill in the blanks and information requested on these plans.
2. Complete an "Application for a Building Permit" and present it with these plans to a building inspector.
3. Deviations from the construction and designs shown in these drawings will require complete plans and details and must be reviewed by the County plan review staff prior to obtaining a building permit.

GENERAL INFORMATION:
1. A shade bar patio cover is a one-story structure that does not exceed 12 feet in height above the adjacent grade.
2. Shade bar patio covers shall be used for recreational, outdoor living purposes only and shall not be used as carports, garages, storage rooms or habitable rooms.
3. Shade bar patio covers may be attached or detached and must be accessory to a single-family dwelling or individual dwelling unit in a multiple dwelling building.
4. The shade bars of the patio cover shall be at least 50% open with a minimum of 1-1/2" spacing between the shade bars (self-spacing).
5. Shade bars, rafters and beams for this patio cover are not designed to support any live load and shall not be covered with additional roof coverings.
6. Shade bar patio covers may be partially enclosed provided the area of the longer wall and one additional wall is at least 65% open.

MATERIALS:
1. WOOD shall be grade marked Douglas Fir Larch No. 2 or better.
2. CONCRETE shall have a minimum strength of 2500 psi in 28 days.
3. FRAMING HARDWARE shall be ICBO approved for the intended use and installed per manufacturers’ specifications using all recommended fasteners.
4. SHADE BARS may be 2” x 2”, 2” x 3”, 2” x 4” or other lightweight lattice material.

REQUIRED INSPECTIONS:
1. FIRST INSPECTION shall be after excavation for the footings (before any concrete is poured) and verification of the solid wood backing for the ledger bolting.
2. SECOND INSPECTION shall be the final inspection when all work has been completed and all work remains readily visible. Any work that is proposed to be covered will require an additional inspection prior to covering.

PLEASE READ AND SIGN:
The owner and/or contractor, as applicant for this permit, has read and understands the information on this page and agrees to construct the proposed patio cover as shown on these plans.

Signature of Applicant ______________________________ Date: __________
PERMIT EXEMPT DETACHED STRUCTURES

* Where the neighboring dwelling has a zero sideyard, sheds are not allowed in the 5' maintenance easement adjacent to the structure, per Sacramento County Zoning Code, Section 30502 (c)(3)(cc).

NOTE: Contact Planning Department for setbacks in NPA, SPA, & PDs

12'-6" PUBLIC UTILITY EASEMENT

20' FRONT YARD SETBACK

12'-6" SIDE YARD SETBACK

12'-6" DRIVEWAY

12'-6" GARAGE

6'-MIN.

6'-MIN.

6'-MIN.

3'-MIN.

SHED

SHOP

SHED

SHED

DWELLING

FRONT STREET

SIDESTREET

PROPERTY LINE

NO BUILDINGS PERMITTED IN SETBACKS
PERMIT EXEMPT DETACHED STRUCTURES CON’T

Item 2. Fences not over 6 feet (1.83M) in height or any fence covered on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.

Item 3. Oil Derricks

Item 4. Retaining walls that:
A. are constructed of reinforced concrete or reinforced masonry and do not retain more than 36 inches (914mm) of earth.
B. are constructed of pre-cast block retaining wall systems installed as per the manufacturer's installation instructions and do not retain more than 36 inches (914mm) of earth.
C. are constructed of decay resistant or treated wood and do not retain more than 24 inches (610mm) of earth.
D. are covered on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.
E. do not impound Class I, II or III liquids.
F. do not support surcharge loads.

Item 5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

Item 6. Platforms, decks, walks, and driveways not more than 30 inches (762mm) above grade and not over any basement or story below, accessory to a Group R, Division 3 occupancy and not required to be on an accessible path of travel.

Item 7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.

Item 8. Temporary motion picture, television, and theater stage sets and scenery.

Item 9. Prefabricated structures constructed for nursery or agricultural purposes, not including service systems.

Item 10. Swimming pools accessory to a Group R, Division 3 Occupancy that do not exceed 5000 gallons (18,925 L) and are installed entirely above ground.

Item 11. Swings and other playground equipment not exceeding 12 feet (3.66M) in height from adjacent grade that are accessory to one and two-family dwellings.

Item 12. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches (1.37M).

Item 13. Nonfixed and moveable:
A. Fixtures.
B. Cases.
C. Racks.
D. Counters.
E. Partitions.

where these items do not exceed 5'-9" (1753 mm) in height.

Item 14. An agricultural building, as defined in Section 202 of the California Building Code, shall qualify for an “exempt building permit” if it is located on a parcel of land zoned AG-20 or a parcel of land consisting of twenty or more acres, being used primarily for agricultural uses (exception: smaller parcels created by a Lot Reduction permit that maintains the existing relationship with the larger parcel), provided that:
A. An exempt building permit is applied for by the property owner or authorized agent.
B. A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use, and location on the property in relation to property lines and other buildings.
C. The Director of the Planning and Community Development Department determines that the use and location of the proposed building is permitted by the Zoning Code of Sacramento County.
D. The proposed building is not located on a portion of the parcel that requires a minimum floor elevation (not in flood plain).
E. A processing fee for the Agricultural Exempt Permit is paid by the applicant to cover the required application, the initial site check, the final project inspection (to verify location of project) and maintenance of related Building Inspection records. The fee basis is 4 hours of a Building Inspector-2's time at the current billing rate.
F. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required (if included with the project) for the above exempted items.
RESIDENTIAL ADDITION PLOT PLAN CHECKLIST

USE FOR:

☑ Additions
☑ Garages
☑ Garage Conversions
☑ Miscellaneous Structures (Garage & Shed)
☑ Sun Rooms
☑ Patio Covers
☑ Patio Enclosures

REQUIREMENTS:

☑ ☑ CHECKLIST
☐ Street Name(s)
☐ Street Address
☐ Drawing Scale
☐ North Arrow
☐ Location of Mechanical Equipment
☐ Driveway and Sidewalk
☐ Drainage Flow Arrows
☐ Label Existing Buildings & Structures and Indicate Usage
☐ Label Proposed Additions & Indicate Usage
☐ Dimensions from Existing Buildings & Structures to Property Lines
☐ Dimensions from Proposed Buildings & Structures to Existing Buildings
☐ Dimensions from Proposed Buildings & Structures to Property Lines
☐ Dimensions of Existing Buildings And Structures
☐ Dimensions of Proposed Buildings & Structures
☐ Dimensions of Property Lines

PROVIDE THREE (3) COPIES, the minimum sheet size accepted is 11"x 17".
Who is Authorized to Prepare Plans

Section 106 of the 2007 California Building Code indicates that the Building Official may require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State to practice as such.

In accordance with the provisions of the California Business & Professions Code, the plans, specifications, and calculations for all buildings and structures shall be prepared under the direction of and signed by a person certified by the State of California as a registered civil engineer or licensed architect. Structural and soils engineers are civil engineers with the authority to use their respective titles. Any person who practices electrical or mechanical engineering shall be registered accordingly in the State of California.

The following exemptions to the above requirements may be permitted, unless the buildings and structures are determined by the building official to be of an unusual nature where the structural stability or the safety of such buildings or structures is not evident to the Building Official. Engineering calculations and the signature of a registered engineer or licensed architect may be required in such cases.

Exemptions for Unlicensed Persons (Reference Business & Professions Code, Sections 5537, 5538, 6737.1, and 6745).

1. Any person, if conforming substantially to conventional framing requirements of CBC Chapter 23 and Building Inspection approved framing charts, may prepare the following types of residential work:
   a. Single family dwellings of wood frame construction not more than two stories plus basement in height.
   b. Multi-family dwellings not more than two stories plus basement in height, having not more than four attached dwellings, and not more than four dwellings per lot, including not more than four attached row house dwelling units on separate lots.
   c. Wood frame garages and other structures appurtenant to a. above.
   d. Wood frame agricultural and ranch buildings unless the Building Official deems that an undue risk to the public health, safety, or welfare is involved.

   Design documents (plans and calculations) for non-conventional elements that do not conform substantially to CBC Section 2308 and Building Inspection approved framing charts must be prepared by a licensed architect or registered civil engineer certified by the State of California. The documents for that portion shall bear the wet signature and information required of the licensee who is responsible for their preparation.

2. An unlicensed Certified Interior Designer or equally qualified unlicensed person may prepare plans and specifications for the following types of non-structural or non-seismic commercial interior additions, alterations, or tenant improvements in accordance with the provisions of the California Business & Professions Code:
   a. Tenant spaces that are classified only as B and M occupancies or dining establishments.
   b. Spaces where area separation walls and horizontal exits are not required.
   c. Spaces in the building that are not being converted from residential use.
   d. Tenant spaces that are not within historical buildings.

3. Any unlicensed person may prepare plans and specifications for the following types of non-structural or non-seismic commercial interior additions, alterations, or tenant improvements in accordance with the provisions of the California Business & Professions Code:
   a. Tenant spaces that require only one exit based on Table 1015.1 & 1019.2 of the California Building Code.
   b. Tenant spaces that are classified only as B and M occupancies or dining establishments.
   c. Spaces where area separation walls, occupancy separation walls, and horizontal exits are not required.
   d. Spaces in the building that are not being converted from residential use.
   e. Tenant spaces that are not within historical buildings.

   Use of Exemption 2 or Exemption 3 is subject to approval of the Building Official. The Building Official may require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State to practice as such even if not required by State law.

4. Exemption for licensed contractors. (Reference B & P Code, Section 6737.3.) Contractors licensed in the State of California are not prohibited from designed mechanical and electrical systems of facilities for work to be performed by such contractor within the classification for which his/her license is issued. Nothing in this Section is intended to imply that a licensed contractor may design work that is to be installed by others.

Incomplete Plans:
Section 106 of the 2007 California Building Code indicates that plans and specifications must be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the Code and all relevant laws, ordinances, rules, and regulations. Plans that are so lacking in clarity or detail as to be unacceptable will be referred back to the applicant for completion and/or clarification.