



City of Hughson **Building Safety Division**

7018 Pine Street
Hughson, CA 95326
(209) 883-4054

RESIDENTIAL ATTACHED PATIO COVERS

Patio covers are one story roofed structures not more than 12 feet above grade, entirely open on at least two sides and used only for outdoor recreational purposes. This informational packet describes what documents are necessary to secure a construction permit for the patio cover. Samples of construction details, specifications and a plot plan are included to assist you in designing your patio cover and submitting the required documents. The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

PATIO COVER LIMITATIONS

The following sample illustrations show how an attached unenclosed patio cover structure may be built using the “Conventional Light Wood-Frame Construction Guidelines” of the 2016 California Residential code (CRC). These illustrations are only applicable to residential dwellings classified as R-3 occupancies. This handout is not intended to be used for room additions which require compliance with code provisions such as heating, waterproofing, and normal live and wind loads.

NOTE → this packet does not apply to any patio cover that supersedes the conventional designs, methods and specifications listed herein. If you decide to construct a patio cover using methods and specifications not illustrated in this packet or your patio cover is free-standing, a licensed designer must certify the plans.

Structures of unusual shape or design and for structures with tile roofing materials will require a structural analysis/evaluation by a California licensed Architect or Engineer.

PERMIT REQUIREMENTS:

1. One (1) completed Construction Permit Application and the following (if applicable):
 - a. One (1) copy of the Property Owner’s Disclosure, (if a licensed contractor is not used).
 - b. One (1) copy of Worker’s Compensation Certificate, (if you hire anybody to help with your project).
 - c. One (1) copy of the Grant Deed (if a licensed contractor is not used).
2. Three (3) Identical Site Plans showing:
 - a. Show the address where the patio is being constructed.
 - b. Property lines with dimensions.
 - c. Indicate the dimensions of the patio cover and the total roofed area.
 - d. Distances from patio cover to property lines.
 - e. Distances from patio cover to any existing structures on the property
 - f. Any easements on the property.
3. Two (2) sets of construction details using the methods illustrated in this packet or certified plans from a licensed designer which specify the following:
 - a. Connection Detail
 - b. Footing Sizes
 - c. Rafter Sizes
 - d. Beam Sizes
 - e. Roof material
 - f. Indicate location and specifications of electrical, mechanical, or plumbing devices, if applicable.

Permits can be obtained at the Community Development Department

- Located at 7018 Pine Street, Hughson, CA 95326
- Office hours are from 8:00 a.m. to 5:00 p.m. Monday through Friday.
- A copy of the Building Permit Application can be downloaded at www.hughson.org/city-forms/

SETBACK AND LOT COVERAGE REQUIREMENTS:

Setbacks & Lot Coverage: Attached patio covers shall conform to the same setback requirements as the main structure including setbacks and total lot coverage – the maximum area of a lot that may be covered by all primary and accessory structures. The development standards are listed below for each of the three (3) residential zoning districts.

R - 1 Rear: 10 Feet / Side: 8 Feet; 5 Feet (in infill area) / Street Side of Corner Lot: 15 Feet. Lot Coverage: 40%

R - 2 Rear: 10 Feet / Side: 5 Feet / Street Side of Corner Lot: 15 Feet. Lot Coverage 45%

R - 3 Rear: 10 Feet / Side: 5 Feet / Street Side of Corner Lot: 10 Feet. Lot Coverage 50%

Important Notes:

- Submitted documents that are incomplete, lack comprehension, or deviate from the requirements listed above will not be processed.
- 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 homeowners' association CC&R's.
- This packet is intended to help the builder in the plan submittal process for standard patio construction projects. Certain projects may require professionally designed plans and calculations.

PATIO COVER CONSTRUCTION SPECIFICATIONS

- 1.) Concrete: All concrete for footings must be a minimum of 2,500 psi.
- 2.) Lumber: Lumber must be Douglas Fir-larch No.2 or Better. Lumber must be grade marked. All posts must be a minimum of 4x4 and may be required to be protected from decay and termites if within 6" of finish grade.
- 3.) Electrical: All electrical work in a patio cover shall be weather tight as for exterior installations.
- 4.) Inspections: ***The job record card and approved plans must be available for all inspections.*** Normally three inspections are required; however, certain projects may require only two inspections:

Inspection 1 - When footings have been excavated, (before concrete has been placed).

Note: photographs of footings are not an acceptable substitute for an inspection of required footings.

Inspection 2 - When all structural framing is completed and; If solid roof sheathing is installed over the framing, a roof nailing inspection is required prior to placing the roof covering.

Inspection 3 - Final inspection after patio cover project is complete.

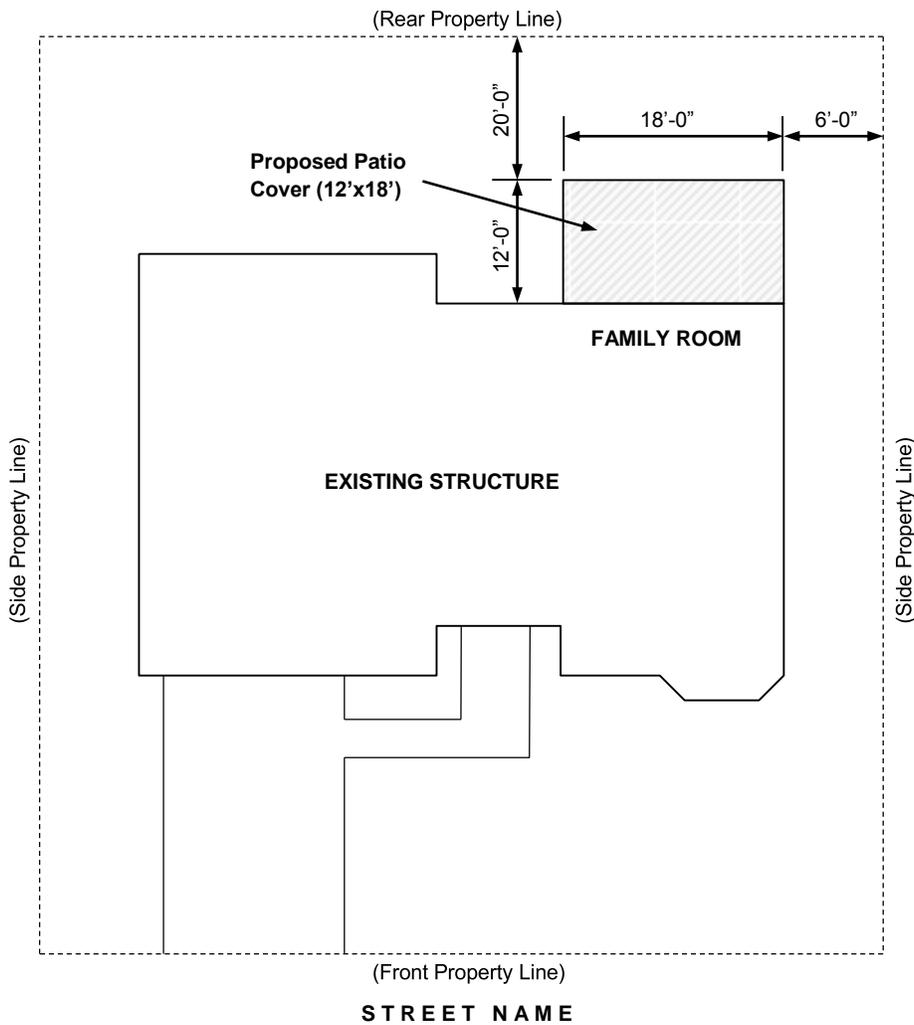
Note: The project is not a legal structure until the inspector of record certifies the permit with a final inspection signature.

5.) Manufactured patio cover kits

Select manufactured patio cover kits may be designed for a 3 ½" slab on grade connection. This method may be used under the following rules only:

- a) Must be listed for such by a nationally approved agency – Indicate listing number.
- b) All plans and calculations must be wet stamped/signed by California licensed engineer; photocopies not allowed.
- c) All plans and calculations must be submitted properly – SEE NOTE BELOW.

NOTE: The Building Safety Division will not sort master plan sets; submit only the corresponding plans and calculations for the patio cover that will be installed. Plans and calculations which have not been arranged properly will not be processed.

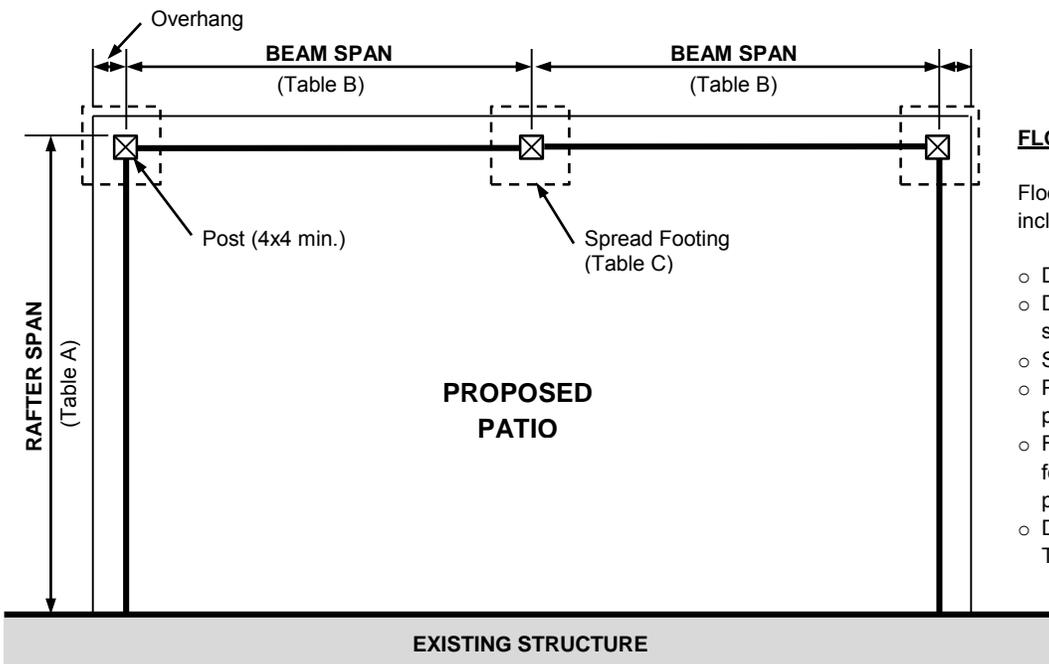


SAMPLE SITE PLAN

SITE PLAN REQUIREMENTS:

Site Plans should be drawn to scale and include the following information about the property

- Property owner's name
- Street Address
- Assessor's Parcel Number (A.P.N.)
- Scope of work
- Designer of record
- Lot dimensions and easements
- Size and location of existing and proposed structures
- Distance between new patio cover and property lines
- Total covered area square footage



SAMPLE FLOOR PLAN

FLOOR PLAN REQUIREMENTS:

Floor plans should be drawn to scale and include the following information

- Dimensions for the proposed patio cover
- Distance between posts (beam span) – see Table A on page 3
- Size of posts
- Proposed floor material (concrete, pavers, etc.)
- Footing size and type (isolated spread footing or continuous) – see Table C on page 3
- Depth of patio cover (rafter span) – see Table B on page 3

TABLE A – Allowable Spans for Rafters (Live Load = 20 psf, Dead Load = 10 psf)			
Rafter Span (feet)	Rafter Spacing (center to center)		
	12 Inches	16 Inches	24 Inches
10	2 x 6	2 x 6	2 x 6
11	2 x 6	2 x 6	2 x 6
12	2 x 6	2 x 6	2 x 8
13	2 x 6	2 x 8	2 x 8
14	2 x 8	2 x 8	2 x 10
15	2 x 8	2 x 8	2 x 10
16	2 x 8	2 x 8	2 x 10
17	2 x 8	2 x 10	2 x 10
18	2 x 8	2 x 10	2 x 12
19	2 x 8	2 x 10	2 x 12
20	2 x 10	2 x 10	2 x 12

NOTES:

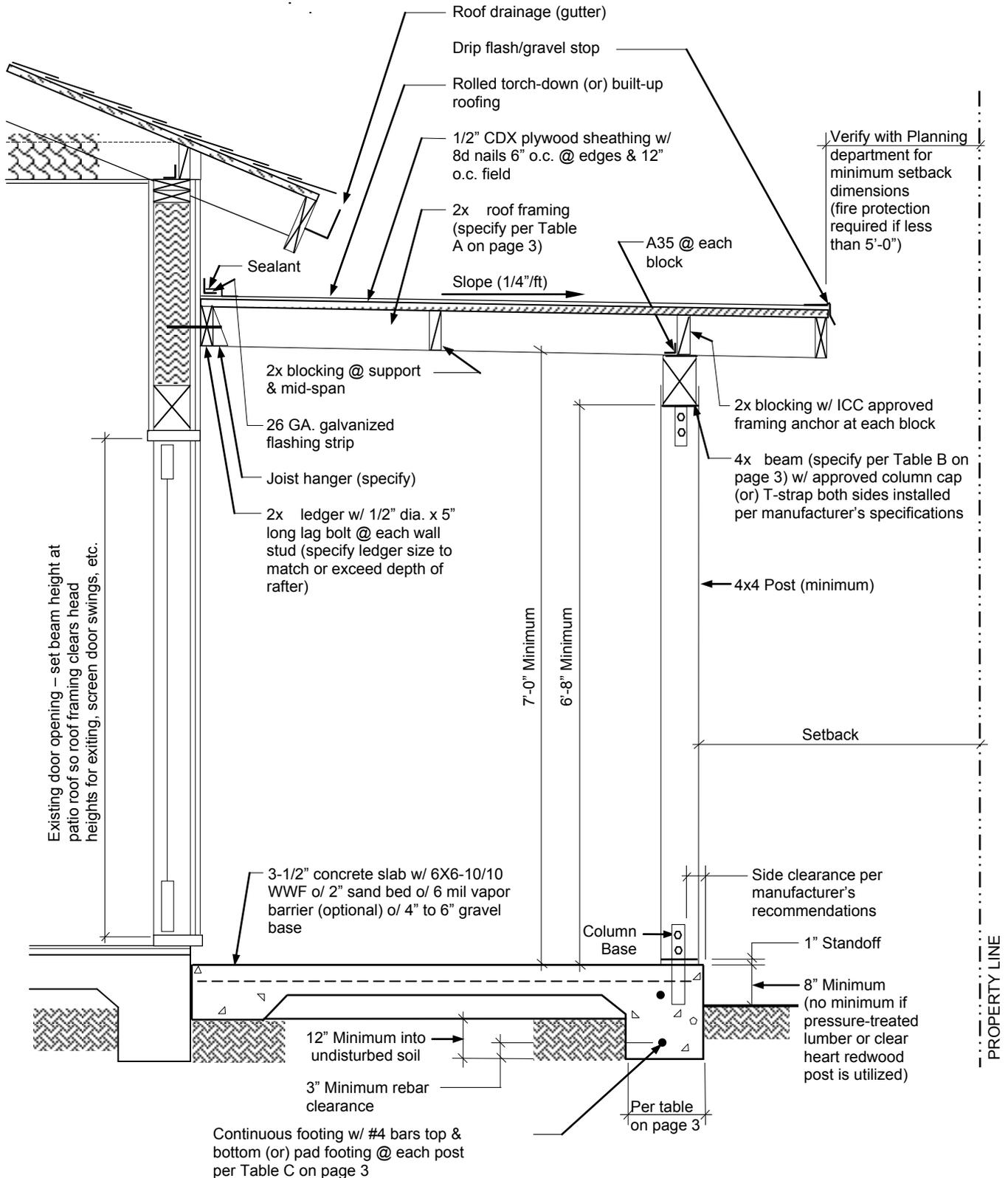
1. The rafter and beam span tables are based on Douglas Fir/Larch #2 or better.
2. Concrete pad footings shall have minimum reinforcement of #4 bars @ 12" O.C. max. each way. Continuous footings shall have #4 bars top and bottom. Reinforcement shall be located 3" clear from the bottom of the footings.
3. The minimum roof pitch for asphalt shingles is 2:12 provided that two layers of type 15 felt are applied. One layer of felt required for slopes of 4:12 or greater.
4. Plywood or particle board sheathing must be CC exterior or better. Nailing shall be a minimum of 8d at 6" O.C. on the edges and 12" O.C. on the field.
5. The details in this handout are not meant to be used for concrete tile roof coverings. An engineered design will be required.
6. Stucco or plaster ceilings are not to be used at framing shown in span tables.

TABLE B – Allowable Spans for Beams (Live Load = 20 psf, Dead Load = 10 psf)								
Post Spacing (feet)	Rafter Spans (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 6
6	4 x 4	4 x 4	4 x 6	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 6	4 x 8	4 x 8	4 x 8	4 x 8
10	4 x 6	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 8	4 x 10	4 x 10	4 x 12	4 x 12	4 x 12	4 x 14	4 x 14
16	4 x 10	4 x 10	4 x 12	4 x 12	4 x 14	4 x 14	-----	-----
18	4 x 10	4 x 12	4 x 12	4 x 14	-----	-----	-----	-----
20	4 x 12	4 x 14	4 x 14	-----	-----	-----	-----	-----

TABLE C – Minimum Footing Size (inches sq. x 12 inches deep minimum)								
Post Spacing (feet)	Rafter Spans (feet)							
	6	8	10	12	14	16	18	20
4	12"	12"	12"	12"	12"	12"	12"	12"
6	12"	12"	12"	12"	12"	12"	12"	12"
8	12"	12"	12"	12"	12"	14"	16"	16"
10	12"	12"	12"	14"	14"	14"	16"	16"
12	12"	12"	14"	16"	16"	16"	18"	18"
14	12"	12"	14"	16"	16"	18"	18"	20"
16	12"	14"	14"	16"	16"	18"	20"	20"
18	12"	14"	16"	18"	18"	20"	20"	24"
20	14"	14"	16"	18"	20"	20"	24"	24"

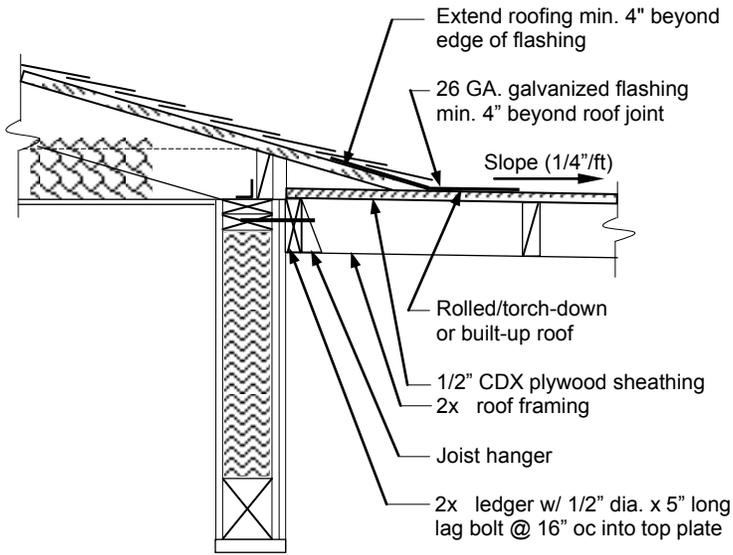
TYPICAL CROSS SECTION

(Refer to tables on page 3 for member and footing sizes)



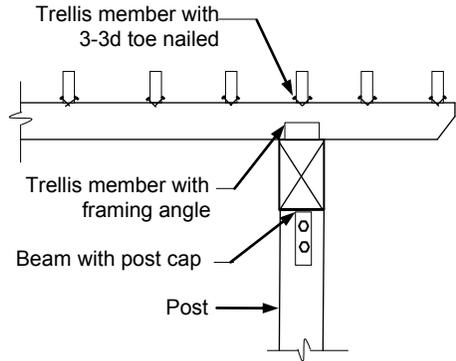
REQUIRED DETAILS

(Refer to tables on page 3 for member and footing sizes)

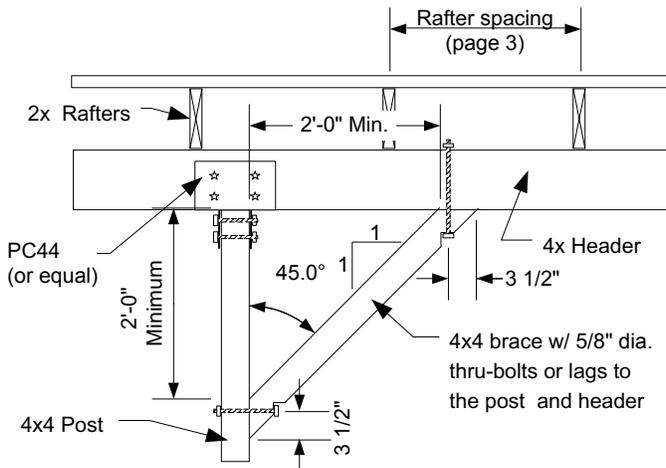


ALTERNATE CONNECTION DETAIL

(Typical for patio covers)



TRELLIS DETAIL



LATERAL BRACING DETAIL

(Required at each post)