



# Patio Covers

City of Hayward Development Services Department

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## PERMIT REQUIREMENTS

A building permit is required for the installation of a patio cover or a patio enclosure. A patio cover does not have walls and is usually built with standard lumber. Patio enclosures have walls, but are still considered as outdoor space.

## PLANNING REVIEW

Before a patio cover or enclosure project can be approved, the City of Hayward Planning Division must review the size and location of the proposed structure for compliance with setback and size limitations. This can be verified by bringing a sketch of the proposed structure to the permit center that clearly shows the size and location of the structure relative to the property lines.

## DRAWINGS

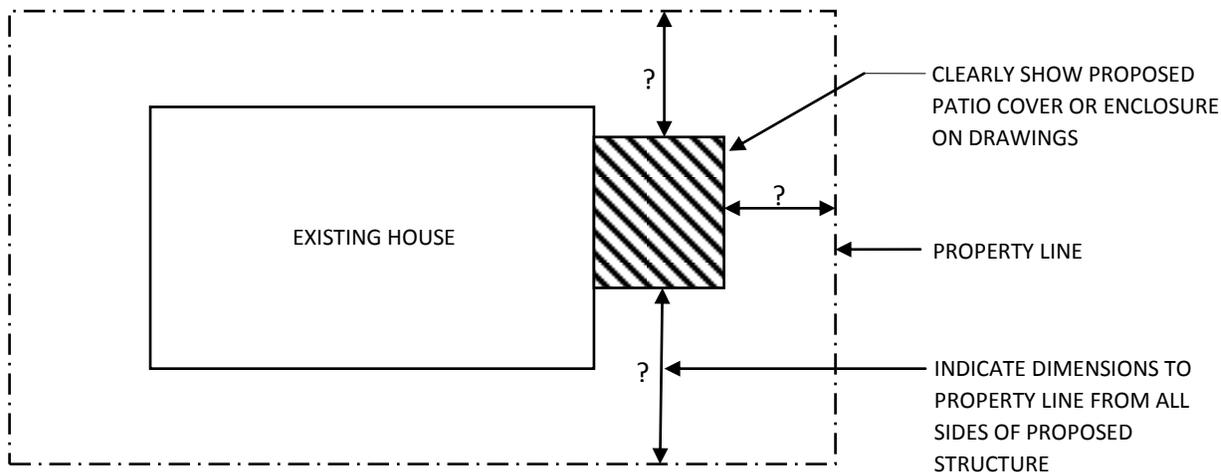
Once the planning department has given an approval for the placement of the structure, the following drawings are required in order to obtain a building permit:

- A site plan, drawn to scale, that shows the existing property lines, existing house, location and size of proposed patio cover and dimensions.
- A section showing the attachment details, slope of roof and foundation. Flashing, roofing materials, connection hardware and lumber grades must be indicated.
- A framing plan indicating the size and spacing of lumber. The lumber spans must comply with the 2013 CRC.

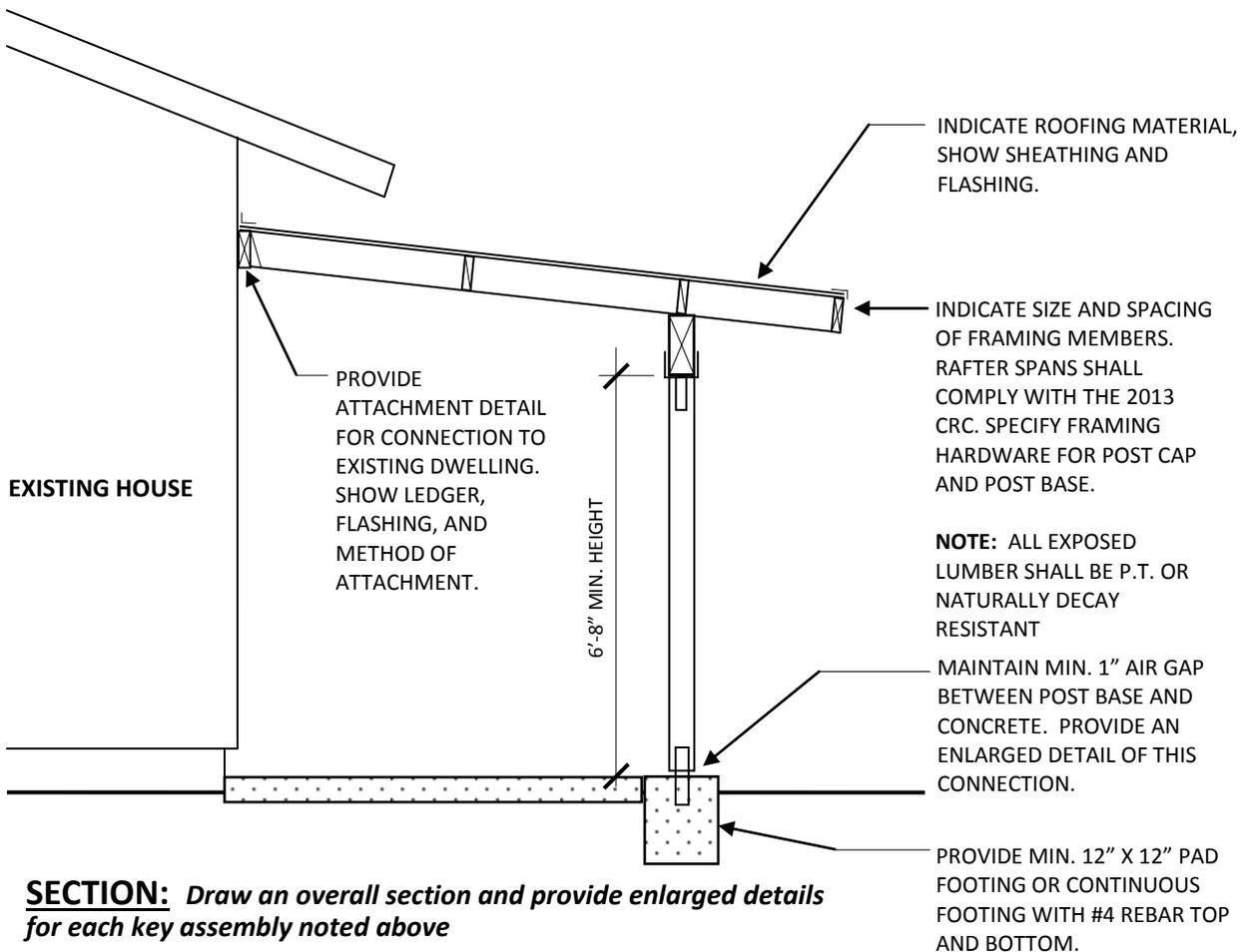
***See Reverse for sample drawings and a summary of basic code requirements.***

**PATIO ENCLOSURE CHECKLIST** (Additional structural requirements for patio enclosures are found in the *2013 California Residential Code Appendix H—see attached*)

- Patio enclosure must be no more than 12' tall and a single story
- The patio enclosure must not be put in front of a bedroom egress window
- The longest wall and one additional wall of the patio enclosure must be at least 65% open in the area 6'-8" above the ground. The openings can be screens, acrylic panels not more than 1/8" thick, or glass.
- Glass will need to meet safety glazing requirements as indicated in CRC 308.



**SITE PLAN:** Draw a site plan to scale that clearly indicates the size and location of the patio cover.



**SECTION:** Draw an overall section and provide enlarged details for each key assembly noted above

## CALIFORNIA RESIDENTIAL CODE – MATRIX ADOPTION TABLE APPENDIX H – PATIO COVERS

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.  
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	SFM	HCD			DSA		OSHPD				BSCC	DHS	AGR	DWR	CEC	CA	SL	SLC
			1	2	1/AC	AC	SS	1	2	3	4								
Adopt entire chapter			X																
Adopt entire chapter as amended (amended sections listed below)																			
Adopt only those sections that are listed below																			
[California Code of Regulations, Title 19, Division 1]																			
Chapter / Section																			

<sup>o</sup> The California Code of Regulations (CCR), Title 19, Division 1 provisions that are found in the *California Fire Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division 1 remain the same.

## APPENDIX H PATIO COVERS

*(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)*

### SECTION AH101 GENERAL

**AH101.1 Scope.** Patio covers shall conform to the requirements of Sections AH101 through AH105.

**AH101.2 Permitted uses.** Patio covers shall be permitted to be detached from or attached to dwelling units. Patio covers shall be used only for recreational, outdoor living purposes, and not as carports, garages, storage rooms or habitable rooms.

### SECTION AH102 DEFINITION

**AH102.1 General.** The following word and term shall, for the purposes of this appendix, have the meaning shown herein.

**PATIO COVER.** A structure with open or glazed walls which is used for recreational, outdoor living purposes associated with a dwelling unit.

### SECTION AH103 EXTERIOR WALLS AND OPENINGS

**AH 103.1 Enclosure walls.** 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 (2032 mm) of each wall, measured from the floor. Openings shall be permitted to be enclosed with the following:

1. Insect screening;
2. Approved translucent or transparent plastic not more than 0.125 inch (3.2 mm) in thickness;
3. Glass conforming to the provisions of Section R308; or
4. Any combination of the foregoing.

**AH103.2 Light, ventilation and emergency egress.** Exterior openings required for light and ventilation shall be permitted to open into a patio structure conforming to Section AH101, provided that the patio structure shall be unenclosed if such openings are serving as emergency egress or rescue openings from sleeping rooms. Where such exterior openings serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provisions of Section R311 of this code.

### SECTION AH104 HEIGHT

**AH104.1 Height.** Patio covers are limited to one-story structures not exceeding 12 feet (3657 mm) in height.

### SECTION AH105 STRUCTURAL PROVISIONS

**AH105.1 Design loads.** Patio covers shall be designed and constructed to sustain, within the stress limits of this code, all dead loads plus a minimum vertical live load of 10 pounds per square foot (0.48 kN/m<sup>2</sup>), except that snow loads shall be used where such snow loads exceed this minimum.