



PATIO COVERS

City of Murrieta – Development Services Department
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This Information Bulletin describes the minimum requirements for obtaining patio cover permits for residential buildings using this information bulletin, International Code Council Evaluation Services (ICC-ES) reports, or the City of Murrieta Standard design.

I. DEFINITION

- A. Patio covers are one-story structures not more than 12 feet in height above grade and used only for outdoor recreational purposes and not as carports, garages, storage or habitable rooms.
- B. Patio covers may be attached or detached and are permitted only as accessory to dwelling units.
- C. Patio covers must be open on two or more sides. (CBC Appendix I section 101 thru 105).
 1. Patio structures may extend over existing exterior wall openings.
 2. An enclosed patio structure is permitted if it covers exterior wall openings that only provide light and ventilation for the residents.
 3. Patio covers shall not be enclosed in any manner and shall remain open when exterior wall openings in an existing dwelling provide access for emergency egress and escape rescue in rooms used for sleeping purposes.
 4. Openings surrounding patio covers may be enclosed by the following methods: (a) insect screening, (b) approved translucent or transparent plastic not more than 0.125 inches in thickness, (c) glass conforming to the provisions of Chapter 24, or (d) any combination of the noted methods.
 5. Means of egress conforming to the requirements of Chapter 10 are to be provided from the enclosed patio structure.
 6. Enclosure walls must have a clear height of not less than 6'-8" measured from the floor to the bottom of the supporting members.
 7. Enclosure walls may have 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.

II. WHEN IS A PERMIT NOT REQUIRED

Detached patio cover structures that do not exceed 120 square feet of projected roof area may be

Documents Referenced in this Information Bulletin

- California Residential Code ([CRC](#))
- Murrieta Municipal Code ([MMC](#))
- Patio Cover Standard, [TD-126](#)

exempt from a building permit in single family residential zones. Although such patio covers may still be exempt from building permit, they are not exempt from electrical, plumbing, mechanical permit requirements and zoning regulations.

Please telephone (951) 461-6061 to verify the proposed location.

III. YOUR OPTIONS FOR SERVICE

Patio Cover permits may be obtained over-the-counter when using this information bulletin, ICC-ES evaluation reports or the City Standard design. All other projects shall be engineered design and submitted for review.

Appointments are recommended for over-the-counter plan review and submitted projects. Telephone (951) 461-6062 to schedule an appointment.

IV. DRAWINGS TO PROVIDE/FORMS TO COMPLETE

Plans must be drawn to scale and must be of sufficient clarity to indicate the location, nature, and extent of the work proposed. Be sure to clearly label all existing and proposed construction.

Plans must show, in detail that the proposed work will conform to the provisions of the California Building Code, City of Murrieta Zoning Ordinances, and all relevant laws, rules and regulations. Technical Detail #126 has been created to help summarize typical patio construction standards.

Three sets of plans are required and must include:

A. Site Plan

Plans must follow requirements outlined in Information Bulletin #105.

B. Foundation and Framing Plans

Provide (2) two copies of (ICC-ES) evaluation report approved plans available from your material supplier used for the patio design.

If plans have to be submitted because of customized design of the patio, provide three copies of plan documents. These plans should

include a roof framing plan, foundation plan, elevations, cross-sections, connection details, and structural calculations.

C. Floor Plan

For a patio cover with enclosure walls, include a floor plan and show the following information:

1. Use and dimensions of all rooms adjacent to the patio cover.
2. Size and type of all windows and doors from those rooms.

D. Permit Application

All projects must be submitted with a Permit Application. If you intend to obtain your permit on the same day, the application must be fully completed.

Note: there are no exceptions to the Workers Compensation Insurance requirements. If the property owner is doing the construction work or is hiring a number of different contractors, a separate Owner-Builder Verification form must be signed by the owner before the permit can be issued.

V. ADDITIONAL REGULATIONS

- A. This information bulletin recommends that all patio projected roof area be located at least 5 feet from assumed or real property lines.
- B. All electrical wiring and equipment must comply with regulations for exterior installation.
- C. Patio covers may be located in side or rear yards, subject to the following minimum required yard setbacks, per (MMC 16.44.150) & Table 3-14.
 1. The patio structure shall not be located closer than 5 feet to any property line;
 2. The patio shall be open on at least three sides except for permitted enclosure walls.
- D. Structures located in a Very High Fire Hazard Severity Zone or Brush Management Zones may need to meet additional fire protection requirements.

VI. CONSTRUCTION SPECIFICATIONS

The following are the minimum construction specifications for patio covers.

- A. The concrete mix for footings must meet a compressive strength of $f'c = 2,500$ psi minimum.
- B. Lumber must be Douglas fir-larch No. 2 or better. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and termites.

- C. Post size is based on the height of the floor above the slab (at the highest point):

1. 0 to 8 feet high: 4x4 minimum,
2. 8 to 10 feet high: 6x6 minimum
3. Post anchorage to slabs may be accomplished with a standard approved post base installed per the manufacturer's installation instructions. The footing must be adequate for the load applied. When the load on supporting post does not exceed 750 pounds per posts, a minimum 3 1/2-inch-thick concrete slab-on-grade may be substituted for the pad footings.

- D. Framing hardware and fasteners shall be hot-dipped galvanized or stainless steel if in preservative-treated wood. (CBC 2304.9.5).

VII. INSPECTIONS

An Inspection Record Card is issued at the time the permit is obtained. The inspector signs this card as the construction is inspected and approved. The approved plans, the Inspection Record Card, and the permit are important records and should be available at inspections and retained.

Inspections are required at the following times:

- A. Footing Inspection: When footing has been excavated with post bases laid out, but before concrete is placed;
- B. Framing/Roof Sheathing: When framing and roof sheathing is installed;
- C. Rough installation of electrical, plumbing etc. prior to burial or closure.
- D. Final: When work is complete.

Note: *The project is not legally complete until there is an approved final inspection. Call (951) 461-6050 to schedule inspections*