

Residential Patio Enclosures **Attached un-heated Greenhouse / Sunrooms**

Permit submittal requirements

Incomplete submittals will be returned without being reviewed or approved

1. A complete BUILDING PERMIT APPLICATION, signed and dated by the applicant.
2. A SOILS TEST REPORT, stamped and signed by the engineer, or a stamped “open hole” verification letter.
3. SITE PLAN, (1) copy submitted for permanent records, must show the location of all proposed construction and all clearances in relation to property and any other structures currently on the property.
4. EXISTING HOUSE PLANS, showing all adjacent room areas to verify that the addition is not creating a non-compliant condition. Any garage walls that will now become part of the enclosure must be brought up to compliance with Sections R302.5, R302.6 and Table R302.6 including any garage doors that now open into the enclosure.
5. FOUNDATION PLANS. Provide two complete foundation plans, stamped and signed by a Colorado registered architect or engineer. Plans must show location and size of footings / caissons and foundation walls - also placement, size and grade of all reinforcement, and the design criteria used for the foundation. Clarify how the new foundation is to be anchored to the existing foundation, if applicable.
 - Attached unheated GREEN HOUSES, PATIO ENCLOSURES and STORAGE SHEDS are not deemed to be "habitable", but are required to have an engineered foundation system based on a new or existing soils reports, or “open hole” soils verification by the engineer. This requirement is to help ensure that the structure is properly designed to reduce possible "movement" of the structure that could be detrimental to the existing residence or to the wall / glazing components of the new structure.
6. CONSTRUCTION PLANS. Provide two complete sets, (floor plans, elevations and including cross-sections), drawn to scale, showing all proposed work, including:
 - The proposed use and dimensions each room, window and door sizes, **all** framing specifications, (header sizes and type, wall, floor and roof framing members sizes, lumber type, on center spacing, siding or wall covering type, etc) roof sheathing thickness and type, shingle type, roof pitch, and the square footage of the enclosure
 - Legible, un-expired ICCES reports, clearly identifying on the plans the design criteria used and which components of the pre-approved assembly are to be used.
 - Complete details for any decks, steps and landings that are to be installed on site
 - All components must be inspected prior to concealment
 - Document code compliance for all components that may be less than 18” above grade.
 - Existing doors-windows must remain in place, as this is a non-heated, non-habitable structure. Removal of doors-windows voids approvals and requires revisions.
 - Provide stamped engineered truss details for review and approval, if applicable.



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential Enclosing Existing Patio Covers

How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and for additional requirements. Draw to scale and complete the following (*hint: use graph paper with ¼" squares. Example: ¼" = 1'*).

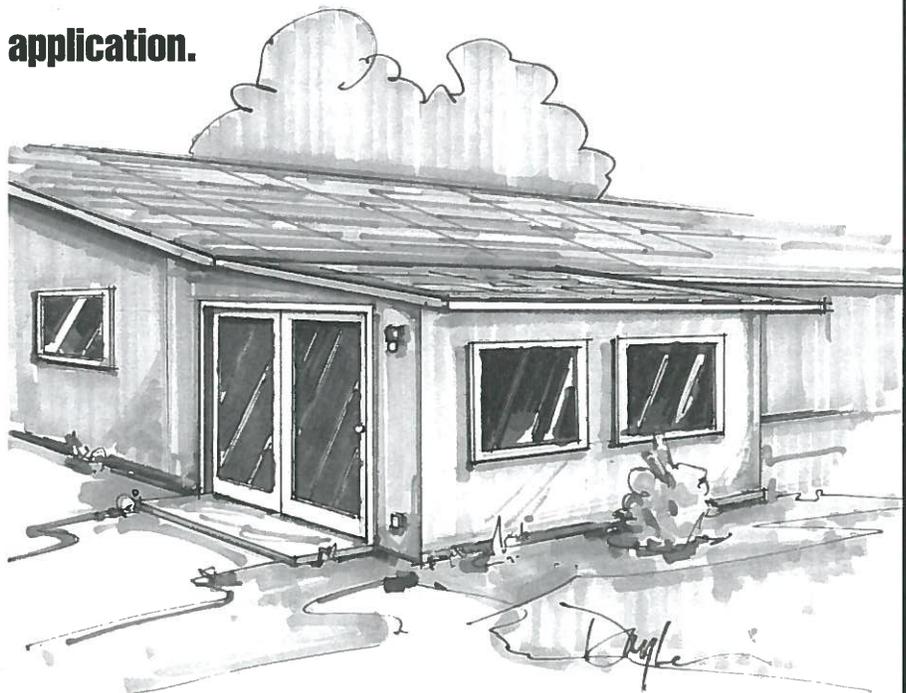
1 Complete this Building Guide by filling in the blanks on page four and five, and indicating which construction details will be used.

2 Provide Plot Plan (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.

3 Fill out a building permit application.

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.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001. <http://www.coloradochaptericc.org>



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential Enclosing Existing Patio Covers

1. This submittal would enclose an existing code compliant and previously permitted patio cover with new walls of glass, framing, or other approved materials, to create a new non-heated, non-habitable enclosed patio
2. Under Appendix H of the 2015 IRC, Patio Cover enclosure walls may have any configuration, provided the open or glazed area of the longer wall and one additional wall is at least 65% of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor
3. Note that all existing house windows and doors must remain in place. Heated areas and habitable rooms shall be submitted as a residential addition. Check with your local building department for specific design and submittal requirements.
4. The new room shall not block required egress from any area and shall not reduce any required natural light and ventilation.
5. Garage walls, doors, and windows that previously had an exterior exposure but are now within the enclosure shall be modified to meet required fire rated separation requirements.
6. Smoke alarms and carbon monoxide alarms shall be installed throughout the residence in compliance with IRC R314 and R315. Wireless alarms are acceptable
7. Various ICC-ES Patio Cover Reports prohibit enclosure.
8. Contact your local Building Department regarding electrical wiring requirements and applicable codes.
9. Provide gutters and downspouts with adequate drainage away from the structure.

Minimum Submittal Documents

- A completed permit application.
- Plot plans (site plan) showing the location of the structure to be enclosed, its relationship to existing buildings or structures on the property, and the distance to all property lines.
- A complete set of construction documents, clearly indicating all components and how they are to be anchored to one another, to the slab / foundation, to the roof, and to the dwelling.
- A floor plan view of all room uses within the dwelling that are directly adjacent to the new patio enclosure. Include any existing windows wells (from the basement) that would now be within the enclosure. See sample drawing on page 4
- Details regarding how the new walls / glazing shall be protected from any potential slab movement due to frost and expansive soils.

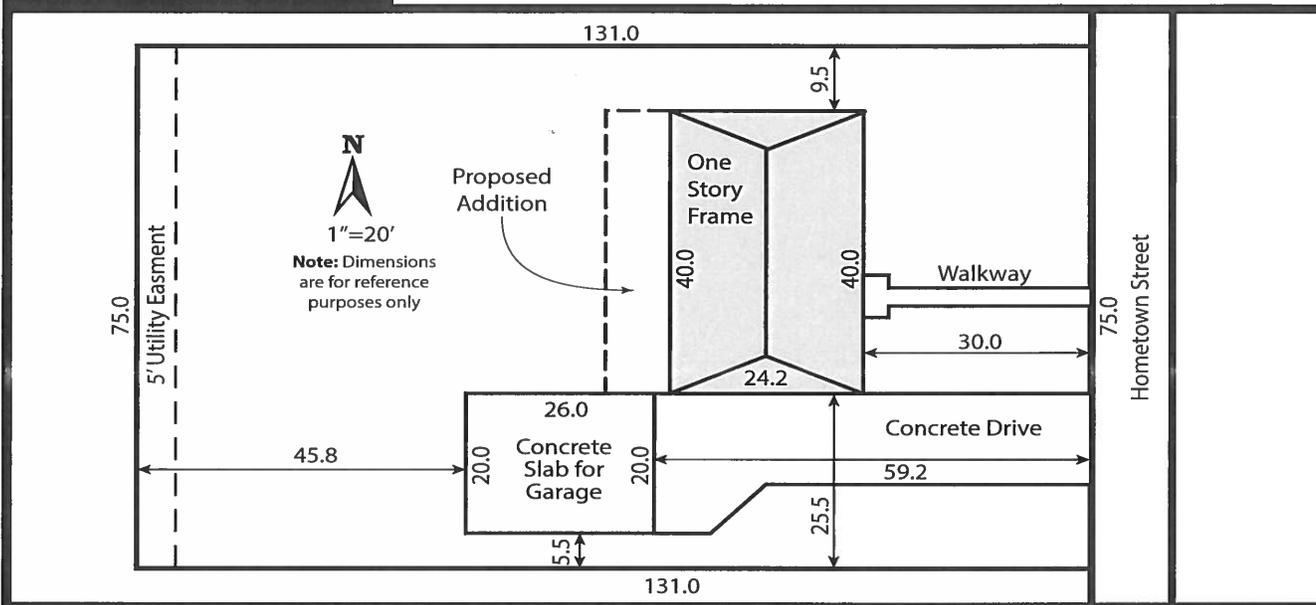
Submittal Documents that may be Required by Local Jurisdiction

- Engineered stamped construction drawings listing wind and snow loading.
- Engineered stamped foundation plans for the support of all walls / columns
- Frost protected foundation systems, or protection of existing slabs
- A current ICC-ES or other approved inspection / design report for proprietary wall component systems or assemblies.
- Provide an electrical plan indicating locations of outlets, lights and switches.
- Stamped engineering for any special construction details, including anchoring the new roof assembly to existing rafter tails, or alternate methods or materials
- Clarification of the type and location of lateral (wind) bracing, wall to foundation bolting, etc

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential Enclosing Existing Patio Covers

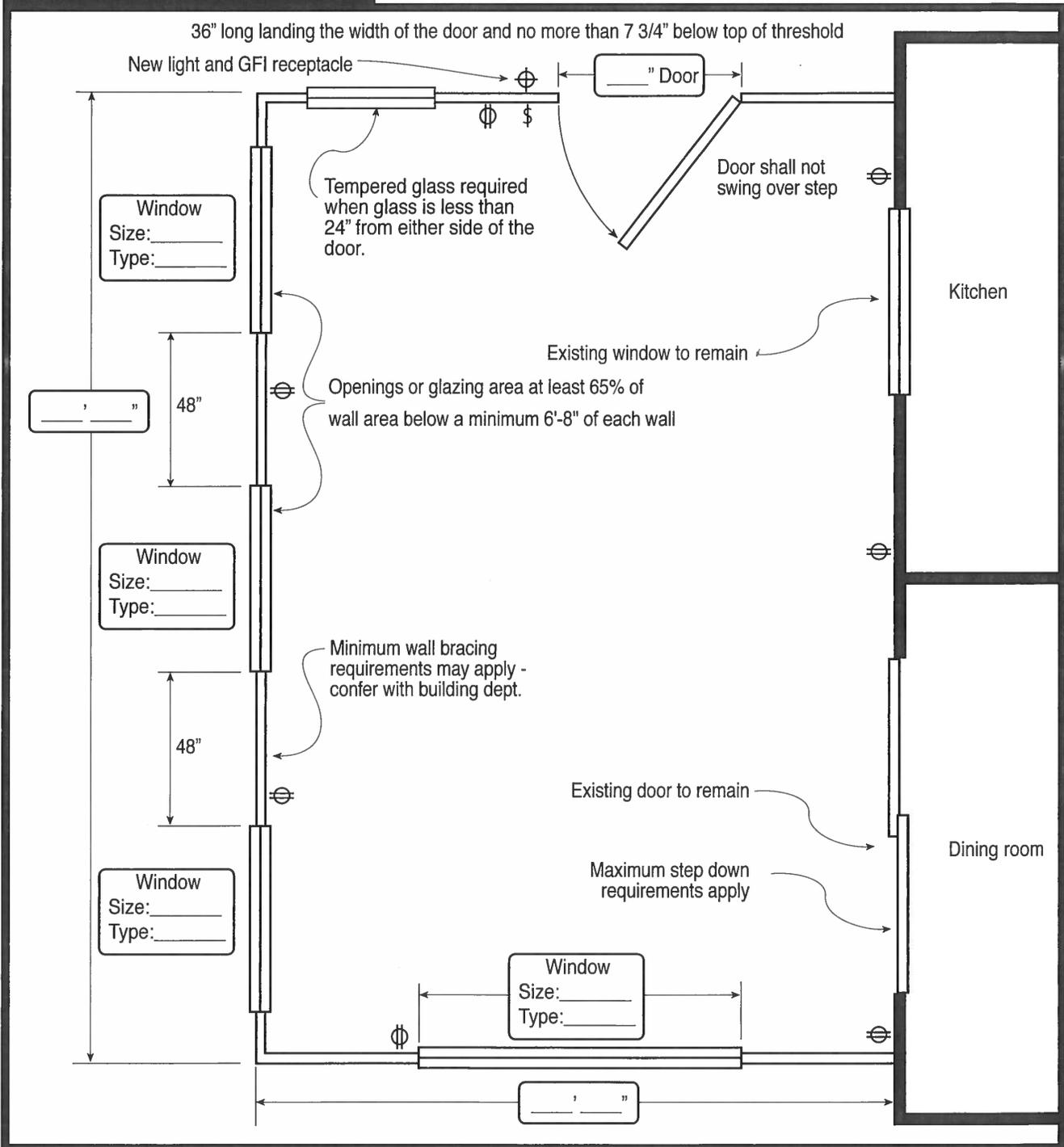
Note: A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

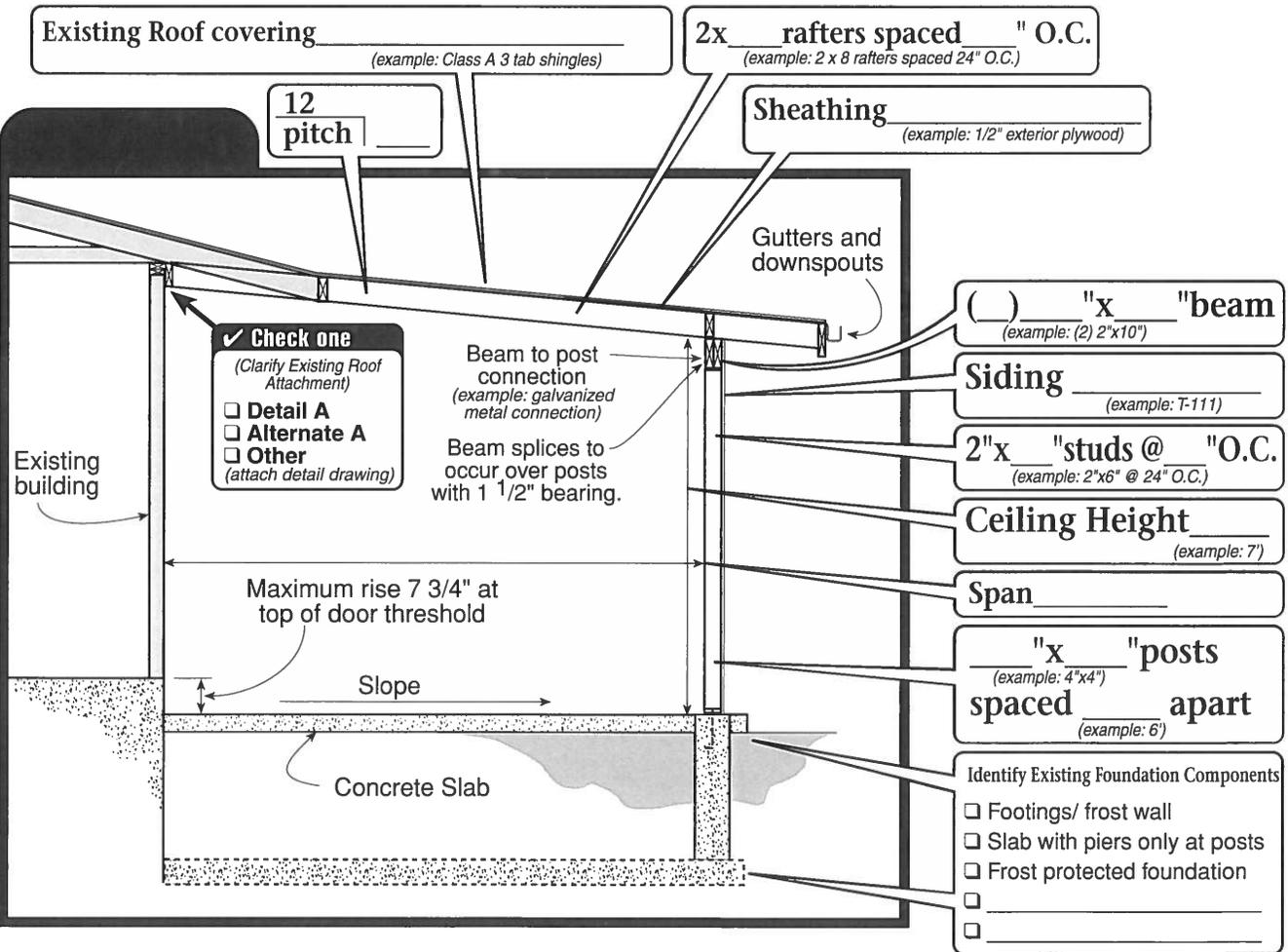
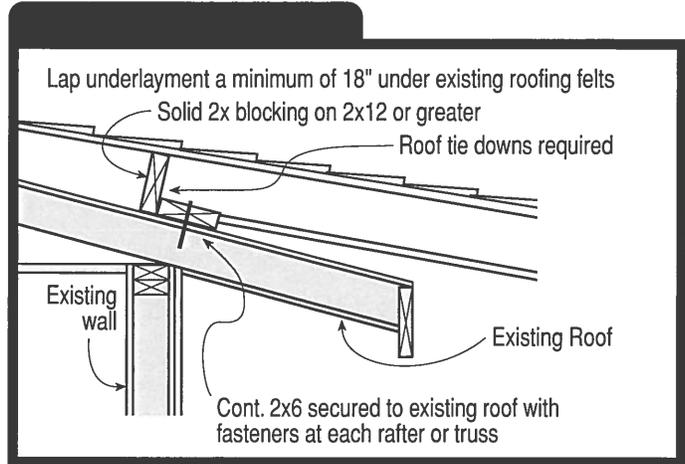
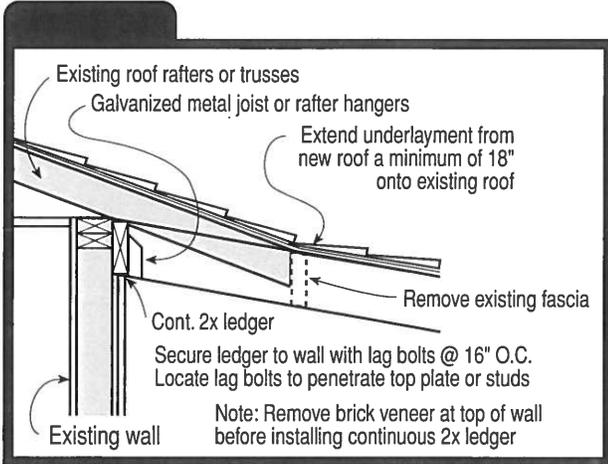


Single Family Residential Enclosing Existing Patio Covers



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential Enclosing Existing Patio Covers



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.