

CITY OF DOWNEY PATIO COVER HANDOUT

APPLIES TO AN ATTACHED PATIO COVER FOR SINGLE FAMILY RESIDENTIAL DWELLINGS ONLY. ANY OTHER CONFIGURATION OR VARIATIONS OF DESIGN WILL REQUIRE A STRUCTURAL ENGINEERED DESIGN PREPARED BY A LICENSED ENGINEER OR LICENSED ARCHITECT.

GENERAL NOTES

- PATIO COVERS SHALL BE USED FOR RECREATIONAL OUTDOOR LIVING PURPOSES ONLY AND SHALL NOT BE USED AS CARPORTS, GARAGES, STORAGE ROOMS, OR HABITABLE ROOMS.
- ONE-HOUR FIRE RATING IS REQUIRED WHEN THE EXTERIOR FACE OR POST/WALL IS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE. ONE-HOUR RATED EAVE IS REQUIRED WHEN CLOSER THAN 36" TO THE PROPERTY LINE
- UNLESS A LICENSED ENGINEER OR ARCHITECT PROVIDES STRUCTURAL CALCULATIONS TO JUSTIFY IT, NO PATIO COVER STRUCTURE SHALL ATTACH TO OR RELY SOLELY UPON THE EXISTING RAFTER TAILS OR ROOF PROJECTION FOR THE PURPOSE OF SUPPORTING THE NEW STRUCTURE.
- PATIO COVERS ARE FOR OUTDOOR LIVING ONLY. USE OF THESE STRUCTURES AS HABITABLE SPACE REQUIRES A BUILDING PERMIT AND ALTERATIONS TO BOTH THE PATIO COVER AND THE HOUSE TO COMPLY WITH CODE REQUIREMENTS. CONVERSIONS MAY REQUIRE UPGRADES TO YOUR FOUNDATION SYSTEM, ROOF FRAMING, ELECTRICAL, FIRE/LIFE SAFETY AND MANY OTHER ITEMS. YOU WILL NEED TO PROVIDE A VAPOR BARRIER UNDER SLAB, A REINFORCED SLAB AND FOOTINGS, NEW WALL BRACING, HEATING, ELECTRICAL LIGHTING AND OUTLETS, ENERGY FORMS AND INSULATION FOR THE SPACE TO BE CONVERTED.
- THESE DRAWINGS ARE EXAMPLES OF THE WAY AN OPEN PATIO COVER MAY BE INSTALLED. OTHER METHODS MAY BE USED PROVIDED THEY ARE APPROVED BY THIS DEPARTMENT PRIOR TO INSTALLATION. ALL MATERIAL TYPES AND SIZES ARE SUBJECT TO THE APPROVAL OF THIS DEPARTMENT.

REQUIRED INSPECTIONS

- FIRST INSPECTION SHOULD BE A FOUNDATION INSPECTION. THIS IS PERFORMED AFTER THE EXCAVATION OF THE FOOTINGS AND PRIOR TO THE PLACEMENT OF CONCRETE. AT THIS TIME THE SOLID WOOD BACKING FOR THE LEDGER AND THE PROPERTY LINE SETBACK REQUIREMENTS ARE VERIFIED.
- SECOND INSPECTION SHOULD BE A FRAMING INSPECTION. THIS IS PERFORMED AFTER THE FRAMING AND ROOF SHEATHING IS INSTALLED AND PRIOR TO COVERING WITH THE ROOFING MATERIALS. AT THIS TIME THE NAILING OF THE ROOF SHEATHING AND THE STRUCTURAL BOLTING AND METAL CONNECTIONS ARE VERIFIED.
- THIRD INSPECTION WILL BE THE "BUILDING FINAL" INSPECTION. AT THIS TIME THE FINAL ROOF COVERING, CONSTRUCTION, AND INTERIOR SMOKE AND CARBON ALARM INSTALLATIONS ARE VERIFIED.

ALL WORK SHALL CONFORM TO:

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS AND THE CITY OF DOWNEY ORDINANCES

PLEASE CALL 562-904-7141 TO SCHEDULE INSPECTIONS

PERMITS ARE VALID FOR 180 DAYS FROM ISSUE DATE

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLIUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAINAGE SYSTEM.

FINISH GRADE AROUND THE STRUCTURE SHALL BE SLOPED 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.

PATIO COVER STANDARD

2016 CRC
CODE CYCLE

029
FORM NUMBER

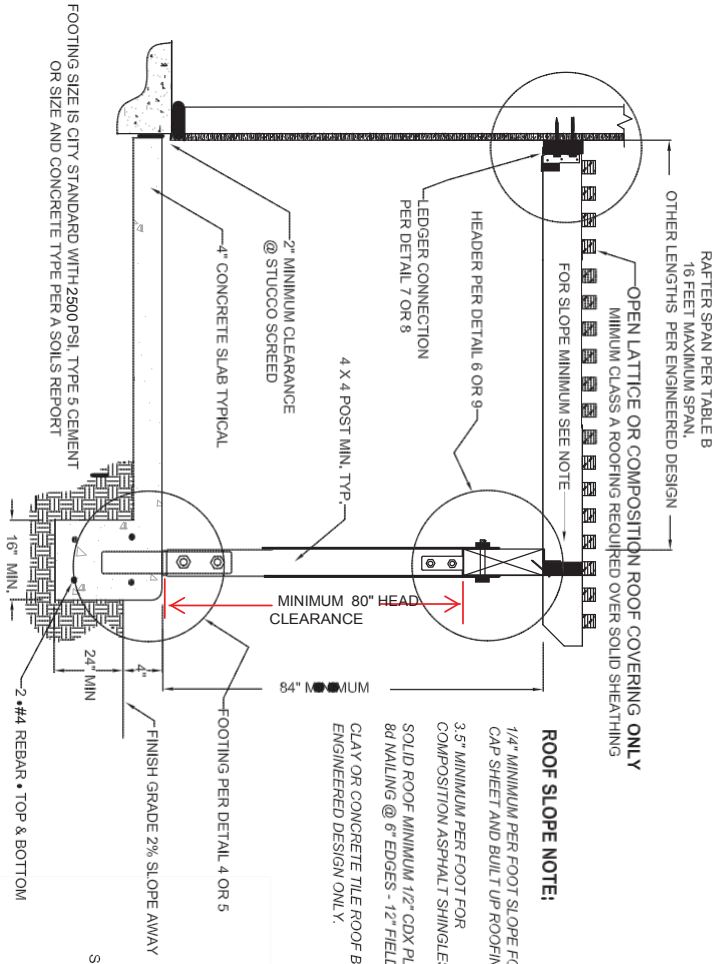
JANUARY 2017
EFFECTIVE DATE

REVISION DATE

CITY OF DOWNEY
BUILDING and SAFETY DIVISION
11111 BROOKSHIRE AVENUE
DOWNEY, CA 90241
562-904-7142



PLOT PLAN
SHEET 1 OF 3



SIDE ELEVATION ①

MINIMUM RAFTER SIZE TABLE B

RAFTER SPACING (FEET)	RAFTER SPACING CENTER TO CENTER (INCHES)		
	OPEN TRELLIS ROOF	SOLID ROOF	SOLID ROOF
10	12" O/C	16" O/C	24" O/C
12	2 X 4	2 X 6	2 X 8
14	2 X 6	2 X 8	2 X 10
16	2 X 8	2 X 10	2 X 10

FOR OTHER SIZES AND SPANS PROVIDE AN ENGINEERED DESIGN.

INFORMATION FROM TABLES

X AT O.C. RAFTER

POST RAFTER SPAN

X HEADER

HEADER SPAN

HANGERS

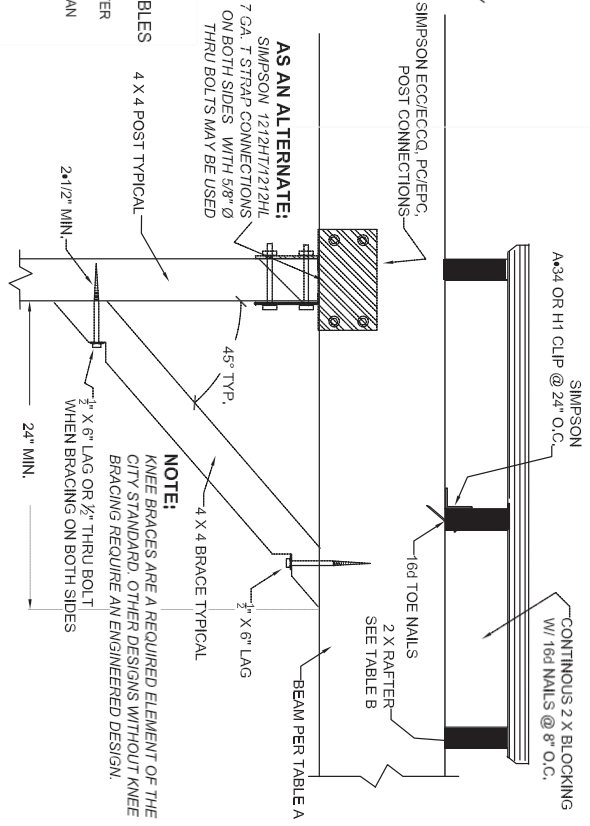
POST BASES

POST CAPS

MINIMUM BEAM SIZE / POST SPACING TABLE A

POST SPACING (FEET)	RAFTER SPAN (FEET)		SOLID ROOF	
	OPEN TRELLIS ROOF	RAFTER SPAN (FEET)	16 FEET	16 FEET
6	4 X 4	4 X 4	4 X 6	4 X 6
8	4 X 6	4 X 6	4 X 8	4 X 8
10	4 X 8	4 X 8	4 X 10	4 X 10
12	4 X 8	4 X 8	4 X 12	4 X 12
14	4 X 10	4 X 10	4 X 14	4 X 14
16	4 X 12	4 X 12	6 X 12	6 X 14

FOR OTHER SIZES AND SPANS PROVIDE AN ENGINEERED DESIGN.



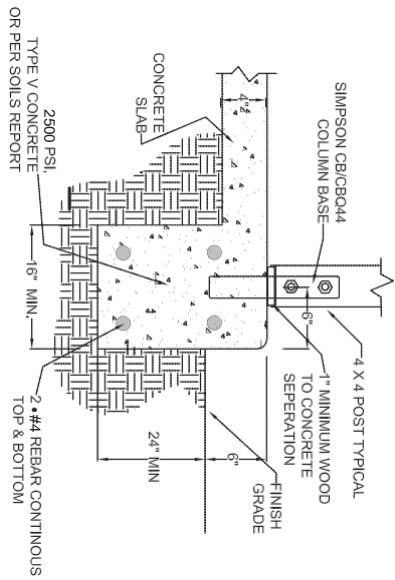
FRONT ELEVATION ③

PATIO COVER STANDARD

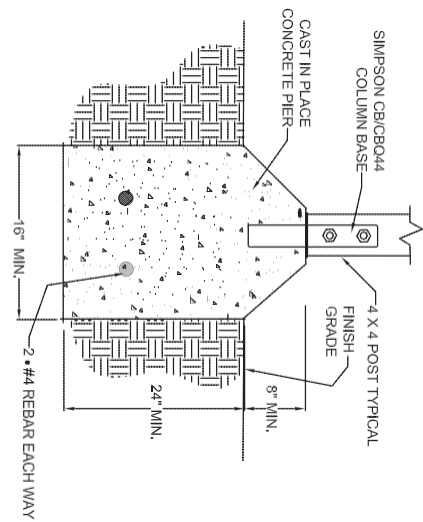
B	029	2016 CRC
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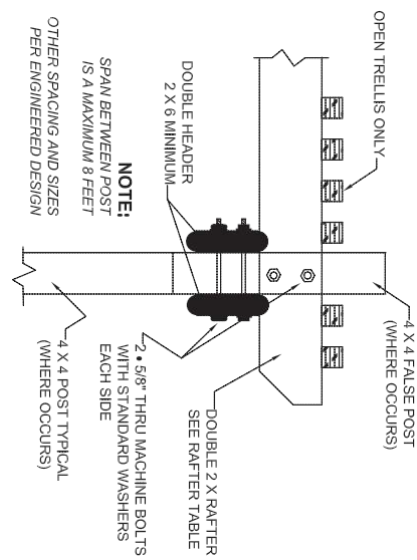
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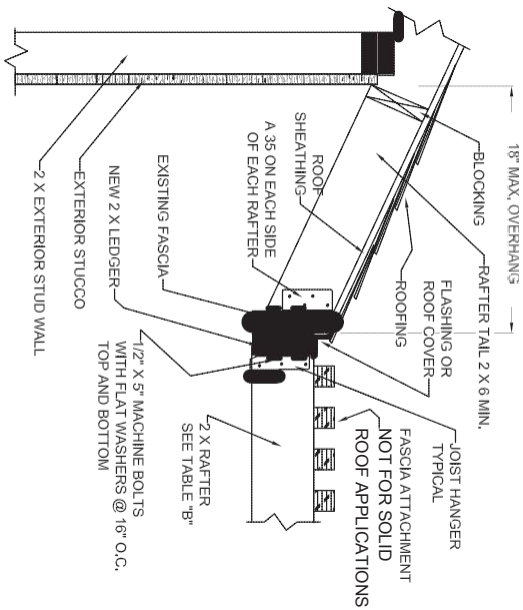
CONTINUOUS FOOTING 4



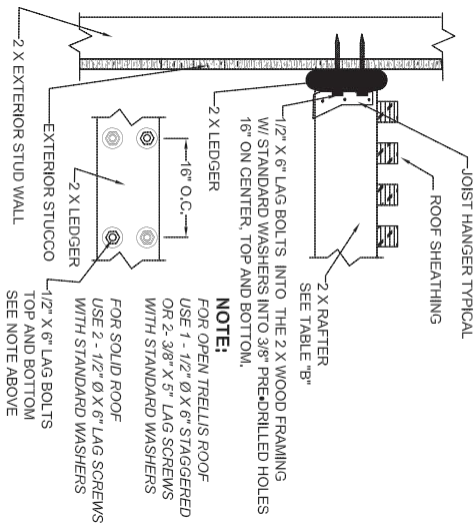
PIER FOOTING 5



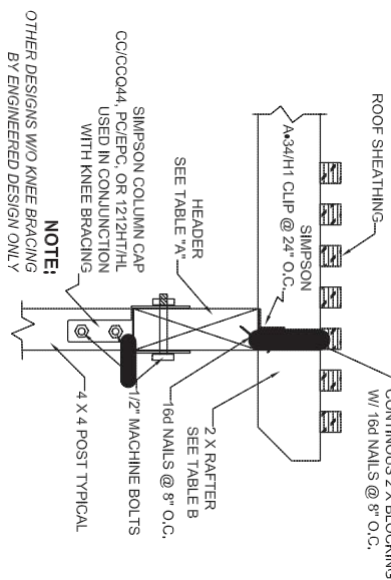
ALTERNATE POST AND BEAM DETAIL 6



EAVE LEDGER ATTACHMENT 7 (OPEN TRELLIS ONLY)



LEDGER ATTACHMENT 8



POST AND BEAM DETAIL 9

PATIO COVER STANDARD

B SECTION	029 FORM NUMBER	2016 CRC CODE CYCLE
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