

STANDARD OPEN PATIO COVER

(PLEASE NOTE: These are general guidelines, not to be used in lieu of actual code requirements for final design. Your final design will be subject to plan review.)



**BUILDING & SAFETY DIVISION
110 E. LA HABRA BLVD.
LA HABRA, CA 90631
562-383-4116
www.lahabracity.com**

The Building and Safety Division’s counter hours are Monday – Friday, 7:30 a.m. – 1:00 p.m. and by appointment only from 1:00 p.m. – 5:00 p.m. Closed on alternate Fridays. The staff includes:

Chief Building Official	Dennis McCreary	562-383-4119
Senior Building Inspector	Ron Shanks	562-383-4120
Senior Permit Clerk	Nayaly Casillas	562-383-4117
Permit Clerk	Lauren Davis	562-383-4118

Prior to the submittal of building plans for plan check review, verify all usable yard area and setback requirements. Do so by submitting a scaled plot plan, to be reviewed by the Planning Division over the counter, showing the proposed location of your patio addition and yard dimensions including setbacks from property lines and adjacent walls.

Plan check review for patio covers is normally done over the counter. Please provide three sets of plans for review and approval. Plan check fees and permit fees are based on the job valuation (there is a minimum job valuation based on the square footage). For an estimate on fees, please contact the permit clerks. Be prepared to give the square footage of your addition.

Owner builders shall submit an Owner Builder Declaration Form at the time of permit issuance. This form and the permit application can be downloaded from our website: www.lahabracity.com

ALLOWABLE WORKING HOURS FOR CONSTRUCTION ACTIVITY

La Habra Municipal Code Section 9.32.070 limits construction noise to the following days and hours:

7:00 a.m. to 8:00 p.m., Monday through Saturday

All construction activities are prohibited on Sundays and City observed Federal holidays. Those holidays include: New Year’s Day, President’s Day, Memorial Day, Independence Day, Labor Day, Veteran’s Day, Thanksgiving Day and Christmas Day.

Construction noise regulations also apply to site improvement activity, building construction, trucks, vehicles, and equipment that are making deliveries, loading or transferring materials, equipment service and maintenance of any devices or appurtenances at or adjacent to any construction project.

The City of La Habra will aggressively enforce these noise control measures. Violators may be issued citations. All persons involved with your project should be advised of these regulations.

Questions regarding construction hours should be directed to the Building and Safety Division at (562) 383-4116.

PLEASE NOTE: This information Bulletin is made available to assist you in preparing for obtaining permits. These are general guidelines, not to be used in lieu of actual code requirements for final design. Your final design will be subject to plan review.

DEFINITION

Patio covers are one-story, roofed structures not more than 12 feet above grade and used only for recreational or outdoor living purposes, not as carports, garages, storage rooms, or habitable rooms.

Patio covers must be open on two or more sides for not less than 65% of the wall area below a minimum of 6' 8" of each open wall, measured from the floor. The open sides must not be covered with any permanent materials which obstruct the free passage of light and air, except insect screening, or approved, translucent or transparent plastic, not more than .125 inch (3.2 mm), in thickness, glass conforming to the provisions of chapter 24 (tempered) or any combination of these.

If two sides are open, the open sides may be partially enclosed by solid walls which do not exceed 30 inches in height above the floor, in addition to the screening (see drawings in this information bulletin). When required windows from adjoining rooms open into a patio cover, however, open area equivalent to the requirements of Appendix H, Section 102 of the California Residential Code apply.

Patio covers may be attached or detached, and permitted only as accessory to single-family dwellings or to individual dwelling units in multi-dwelling-unit buildings. Patio covers cannot be used as carports, garages, habitable rooms or storage structures. Detached patio covers must be located a minimum of 10' from any other structure. Other provisions of the zoning code relating to minimum open areas and separation from the property line may apply. Please contact the Planning and Building & Safety Divisions for details related to your specific site plan.

CONCRETE MIX

The concrete mix for footings must meet the strength of $F_c = 2000$ psi **minimum**, or the following:

- 1 part Portland cement
- 2 ½ parts sand
- 3 ½ parts ¾ inch **maximum** size gravel
- Not more than 7 gallons of water per sack of cement.

LUMBER

Lumber shall be Douglas Fir / Larch No. 2 or better. **All lumber must be grade marked.**

POST ANCHORAGE AND BRACING

Posts must be anchored at the lower end and by any of the methods noted. They must be braced to the upper end using any of the optional methods shown. Manufacturer's installation instructions must be followed for installation of all connector and anchorage hardware.

Decorative-type bracing may be substituted for the above if the same amount of structural bracing is realized. When the load on any single supporting post does not exceed 750 pounds per post, a minimum 3 ½" thick concrete slab on grade may be substituted for the pad footings shown on the typical framing details: Post anchorage to slabs must be the same as to footings.

All fasteners (nails, screws, bolts) exposed to the elements are required to be corrosion resistant.

LEDGER TO HOUSE ATTACHMENT

When it is desired to connect and support one side of the structure by attaching it directly to the house, the rafter spans and main beam sizes will be as shown in the table. However, the main beam may be replaced on the side attached to the house with a ledger the same size as the rafters and fastened to the studs with 3/8" X 5" corrosion resistant lag screws with washers, spaced at 16" on-center. Attachment to existing house rafters is achieved with optional method shown (See *Details A & B of Sheet 5*).

ROOF COVERING

If covered with nominal half-inch exterior roof sheathing, the roof must have rafters spaced not more than 24" center to center. Maximum spacing for rafters supporting plywood decks shall be in accordance with spans shown on the structural panel. When used, plastic roof coverings must be installed according to manufacturer's recommendations and the corrugations should be placed perpendicular to and across the supports. All roof coverings (including plastic) must be minimum class B rated for flame spread. Roof slope must be specified on plans.

Roof Live Load = 10 psf, minimum.

Roof Dead Load = 7 psf, minimum, or actual weight of materials.

NOTE: BUILDERS OF STEEL AND ALUMINUM PATIO COVERS, THE CITY OF LA HABRA REQUIRES TRACK AND LEDGER INSPECTIONS.

DIRECTIONS

1. Do not use pencil or red ink.
2. If framing plan is different from shown in this form, use an additional page (or pages) to show the framing plan.
3. Submit the following:
 - a. Three copies of the site plan
 - b. Three copies of this form. Complete both sides.
 - c. Building permit application form.

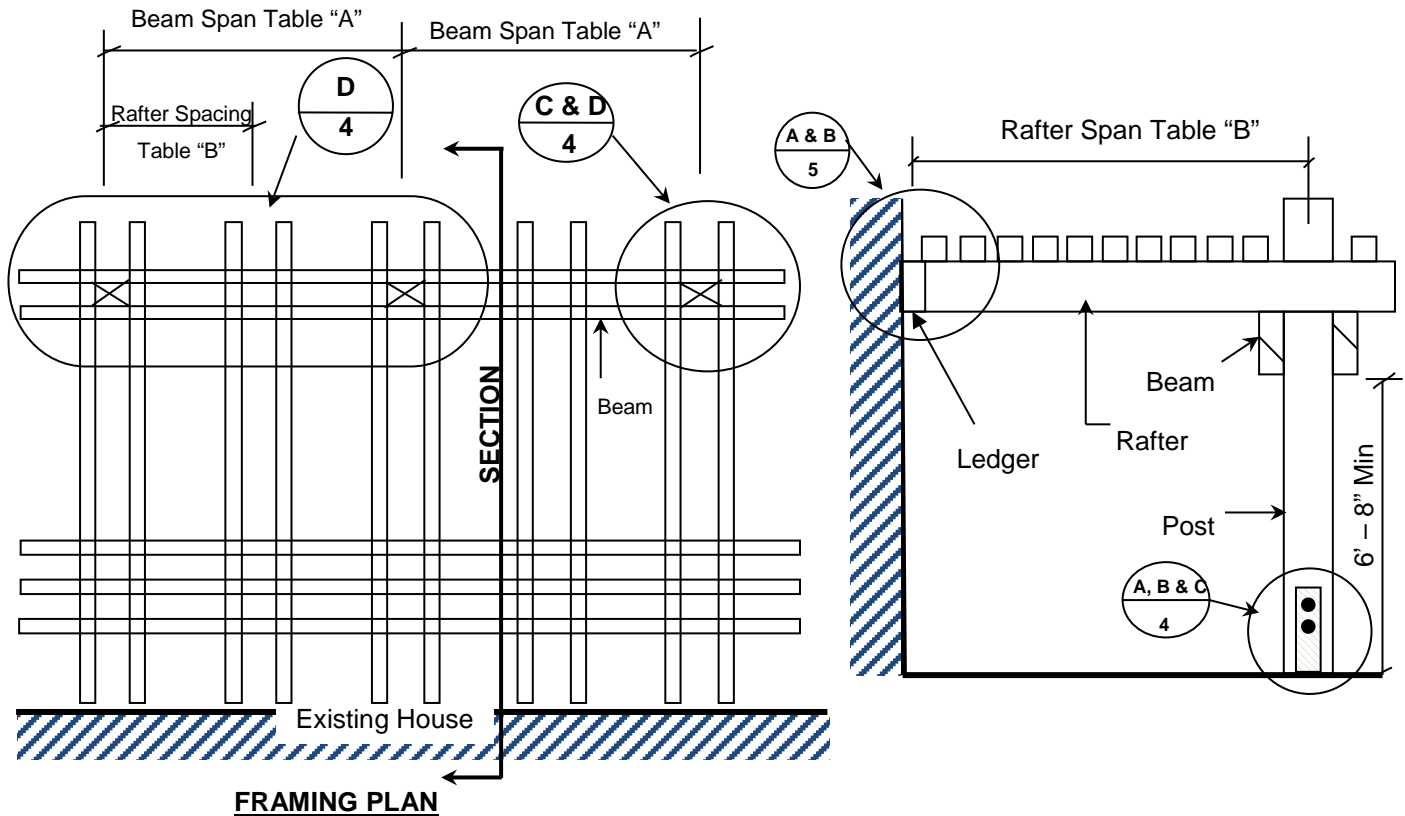
NOT TO SCALE

GUIDELINES FOR PATIO CONSTRUCTION

(Choose one that best fits your condition)

- Single Family
- Zero Lot Line
- Condominium*
- Town House*

*REQUIRES HOA APPROVAL



PATIO COVER REQUIREMENTS

1. Beam: Beam shall be _____ Single Beach Double Beam
2. Rafter: Rafter shall be _____ X _____ at _____ on center. Single Rafter Double Rafter
3. Roof Sheathing: Sheathing shall be _____ self spaced.
4. Ledger: Ledger shall be a _____ X _____ mounted on existing wall with 3/8"x5" lag bolts at 16" on center. (See detail A of sheet 5).
5. Fascia: Existing fascia, if used as a ledger, must be attached to the existing rafters with metal framing anchors on each side of each rafter. (See detail B of sheet 5).

Table A		MINIMUM HEADER SIZES							
Rafter Span	POST SPACING (SEE FRAMING PLAN)								
	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	
4'-0"	4"x4"	4"x6"	4"x6"	4"x6"	4"x8"	4"x8"	4"x8"	4"x10"	
6'-0"	4"x4"	4"x6"	4"x6"	4"x6"	4"x8"	4"x8"	4"x10"	4"x10"	
8'-0"	4"x4"	4"x6"	4"x6"	4"x6"	4"x8"	4"x10"	4"x10"	4"x12"	
10'-0"	4"x6"	4"x6"	4"x8"	4"x8"	4"x8"	4"x10"	4"x10"	4"x12"	
12'-0"	4"x6"	4"x6"	4"x8"	4"x8"	4"x10"	4"x10"	4"x12"	4"x12"	
14'-0"	4"x8"	4"x8"	4"x8"	4"x10"	4"x10"	4"x10"	4"x12"	4"x14"	
16'-0"	4"x8"	4"x8"	4"x10"	4"x10"	4"x10"	4"x10"	4"x12"	4"x14"	
18'-0"	4"x10"	4"x10"	4"x10"	4"x10"	4"x12"	4"x12"	4"x14"	4"x14"	
20'-0"	4"x10"	4"x10"	4"x12"	4"x12"	4"x12"	4"x12"	4"x14"	4"x14"	

Table B		MINIMUM RAFTER SIZES			
Rafter Span	RAFTER SPACING (Center to Center)				
	12"	16"	24"	32"	
6'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
7'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
8'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
9'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
10'-0"	2"x4"	2"x4"	2"x4"	2"x6"	
11'-0"	2"x4"	2"x4"	2"x6"	2"x6"	
12'-0"	2"x4"	2"x6"	2"x6"	2"x6"	
13'-0"	2"x6"	2"x6"	2"x6"	2"x6"	
14'-0"	2"x6"	2"x6"	2"x6"	2"x8"	
15'-0"	2"x6"	2"x6"	2"x6"	2"x8"	
16'-0"	2"x6"	2"x6"	2"x8"	2"x8"	
17'-0"	2"x6"	2"x6"	2"x8"	2"x8"	
18'-0"	2"x6"	2"x6"	2"x8"	2"x10"	
19'-0"	2"x8"	2"x8"	2"x8"	2"x10"	
20'-0"	2"x8"	2"x8"	2"x8"	2"x10"	

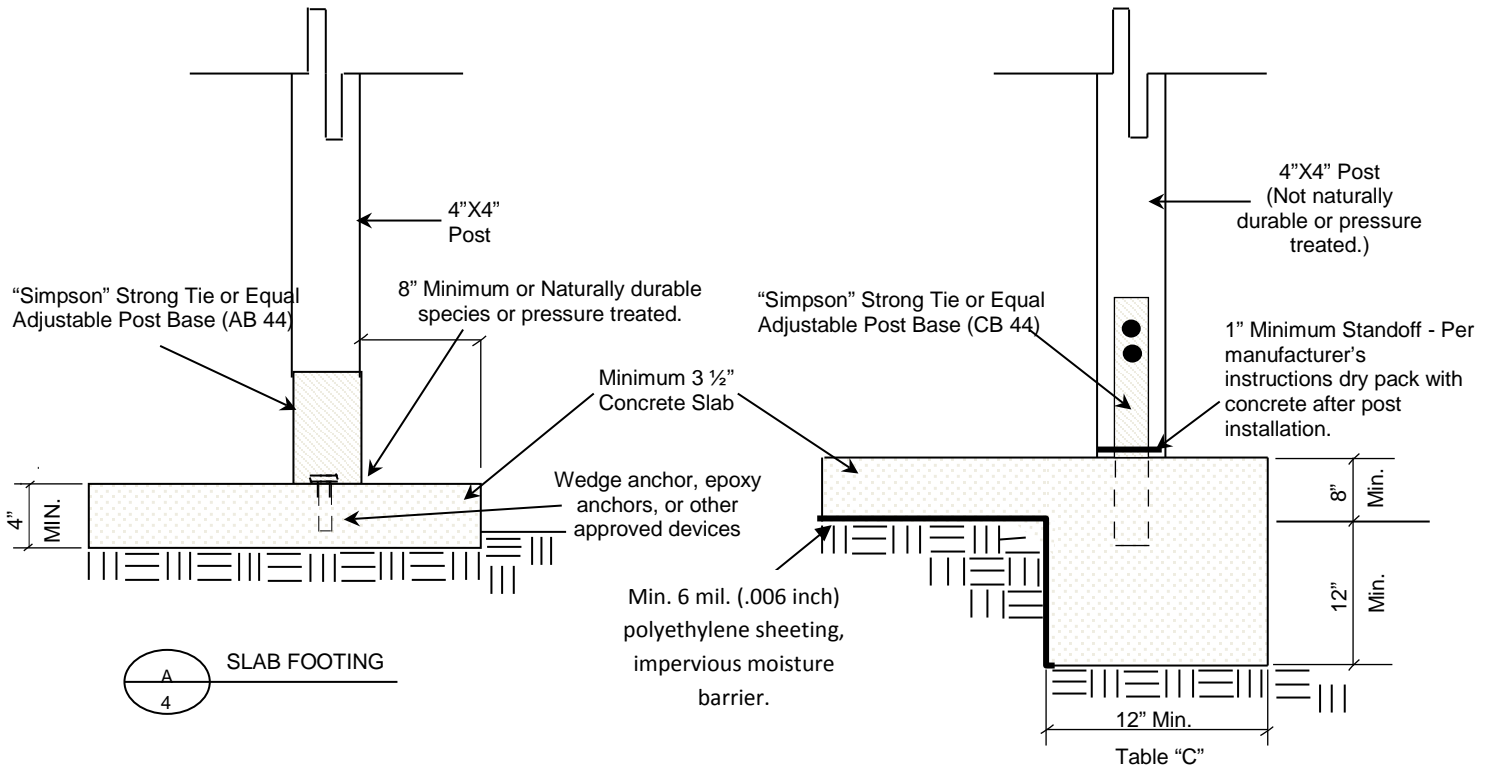
NOTES:

*After prolonged periods of time 2" rafters spanning more than 8 feet, minimum, deflect permanently and give an objectionable appearance. It is, therefore, recommended that for rafter spans exceeding 8 feet, a minimum rafter size of 2" x 6" be used.

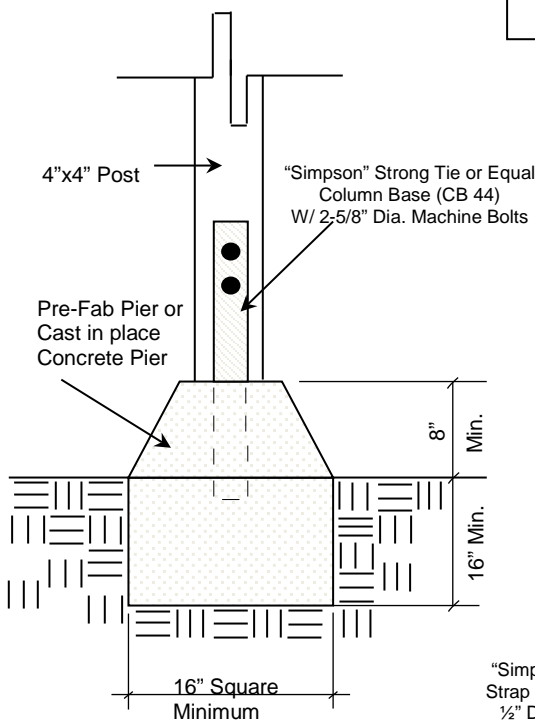
Table C		MINIMUM SQUARE FOOTING SIZES							
Post Spacing	RAFTER SPAN (SEE CROSS SECTION)								
	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	
4'-0"	12" sq	12" sq	12" sq	12" sq	12" sq	12" sq	14" sq	14" sq	
6'-0"	12" sq	12" sq	14" sq	14" sq	14" sq	16" sq	16" sq	16" sq	
8'-0"	14" sq	14" sq	14" sq	16" sq	16" sq	18" sq	18" sq	20" sq	
10'-0"	14" sq	16" sq	16" sq	18" sq	18" sq	20" sq	20" sq	22" sq	
12'-0"	16" sq	16" sq	18" sq	20" sq	20" sq	22" sq	22" sq	24" sq	
14'-0"	16" sq	18" sq	20" sq	20" sq	22" sq	22" sq	24" sq	24" sq	
16'-0"	18" sq	20" sq	20" sq	22" sq	24" sq	24" sq	27" sq	27" sq	
18'-0"	20" sq	20" sq	22" sq	24" sq	24" sq	27" sq	27" sq	30" sq	
20'-0"	20" sq	22" sq	24" sq	24" sq	27" sq	27" sq	30" sq	30" sq	

Table D1	Roof Sheathing
	Plywood Min. 15/32" CDX

Table D2	Lattice
2"x2" Self Spaced Spans	6'-0"
2"x4" Self Spaced Spans On Edge	11'-0"



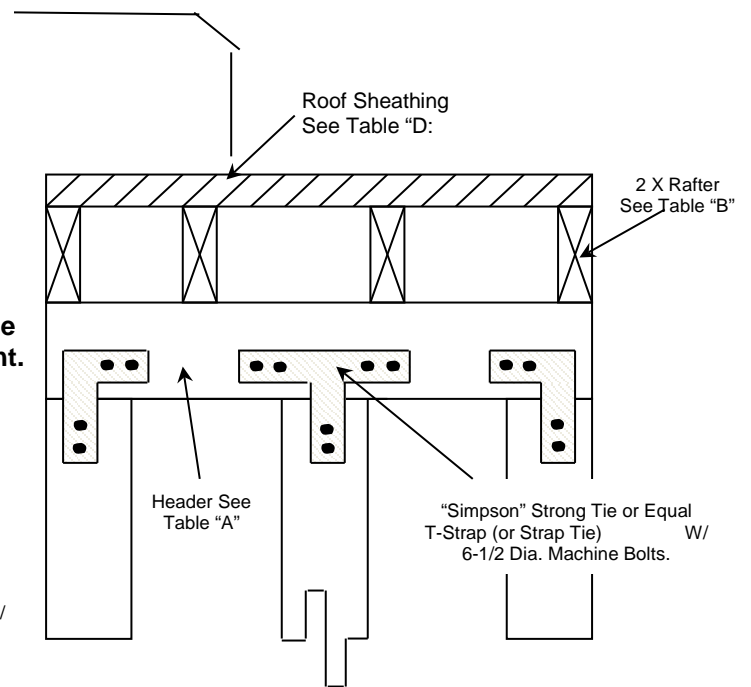
NOT TO SCALE



All fasteners to be corrosion resistant.

"Simpson" Strong Tie or Equal L-Strap (OL Strap Tie) W/ 1/2" Dia. Machine Bolts, through bolted, with nuts and washers as required for the bolt sizes.

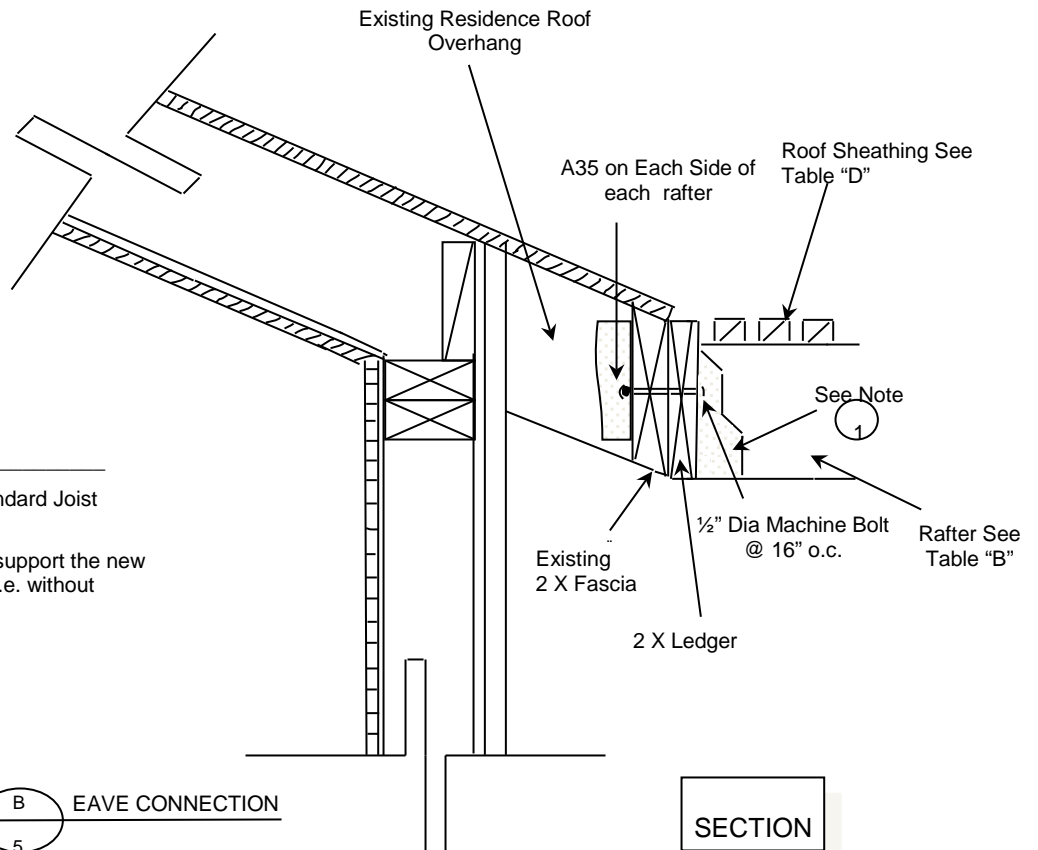
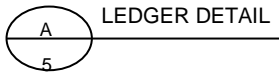
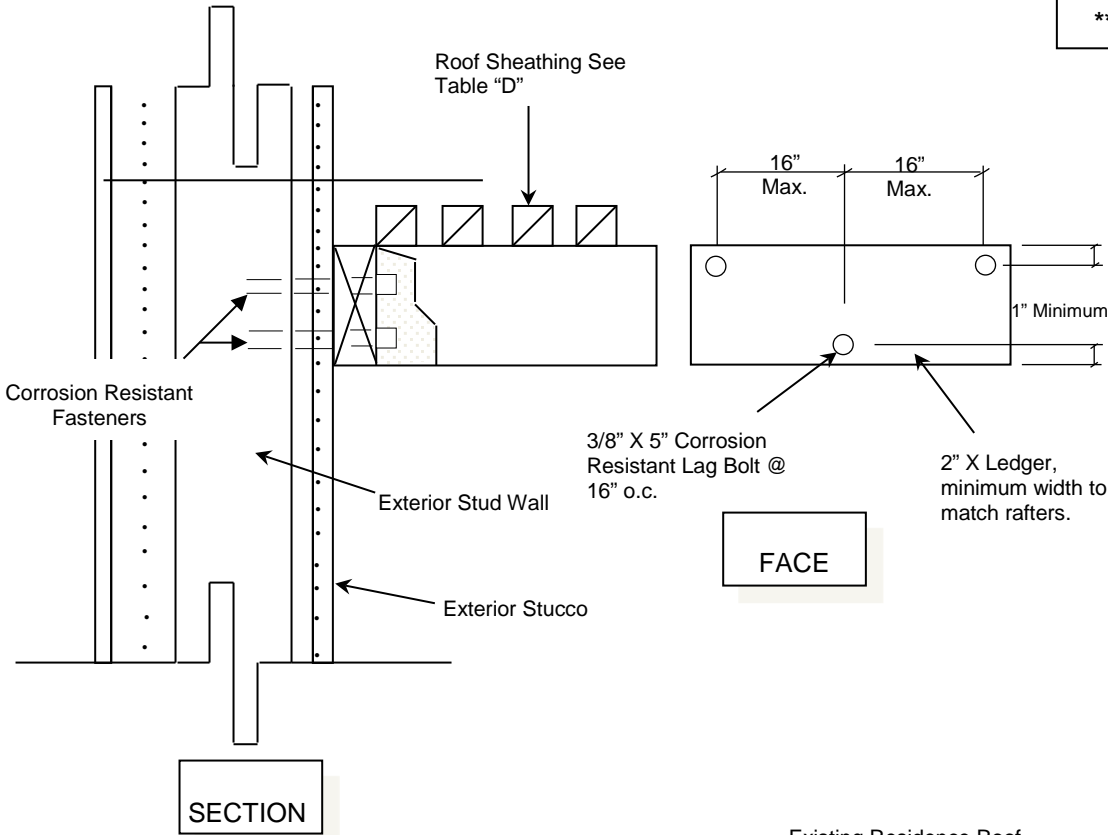
B PAD FOOTING



D HEADER: ELEVATION

C PIER FOOTING

NOT TO SCALE

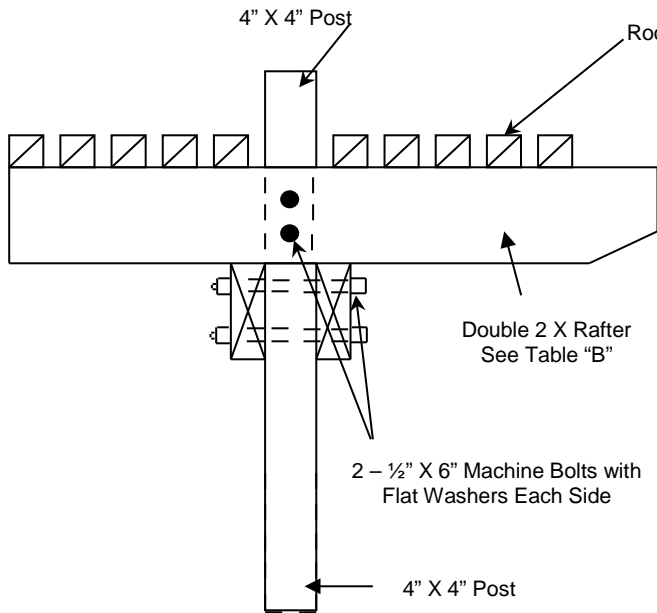


NOTE:

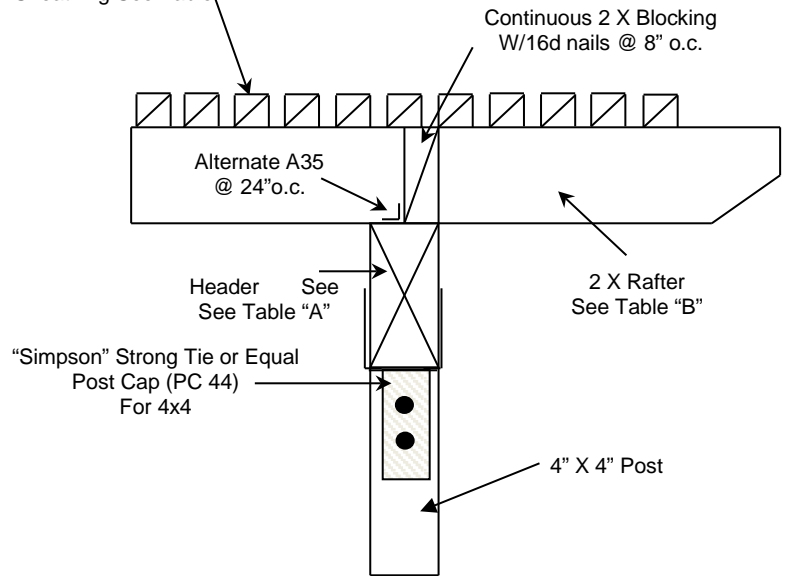
1. "Simpson" Strong Tie or Equal Standard Joist Hanger

***All existing structural lumber used to support the new patio cover must be structurally sound (i.e. without termite damage, dry rot, or other decay)

NOT TO SCALE



C
5
HEADER DETAIL



D
5
HEADER DETAIL

PLEASE PROVIDE THREE SETS OF PLANS (SITE PLAN AND CONSTRUCTION DETAILS) FOR REVIEW AND APPROVAL.

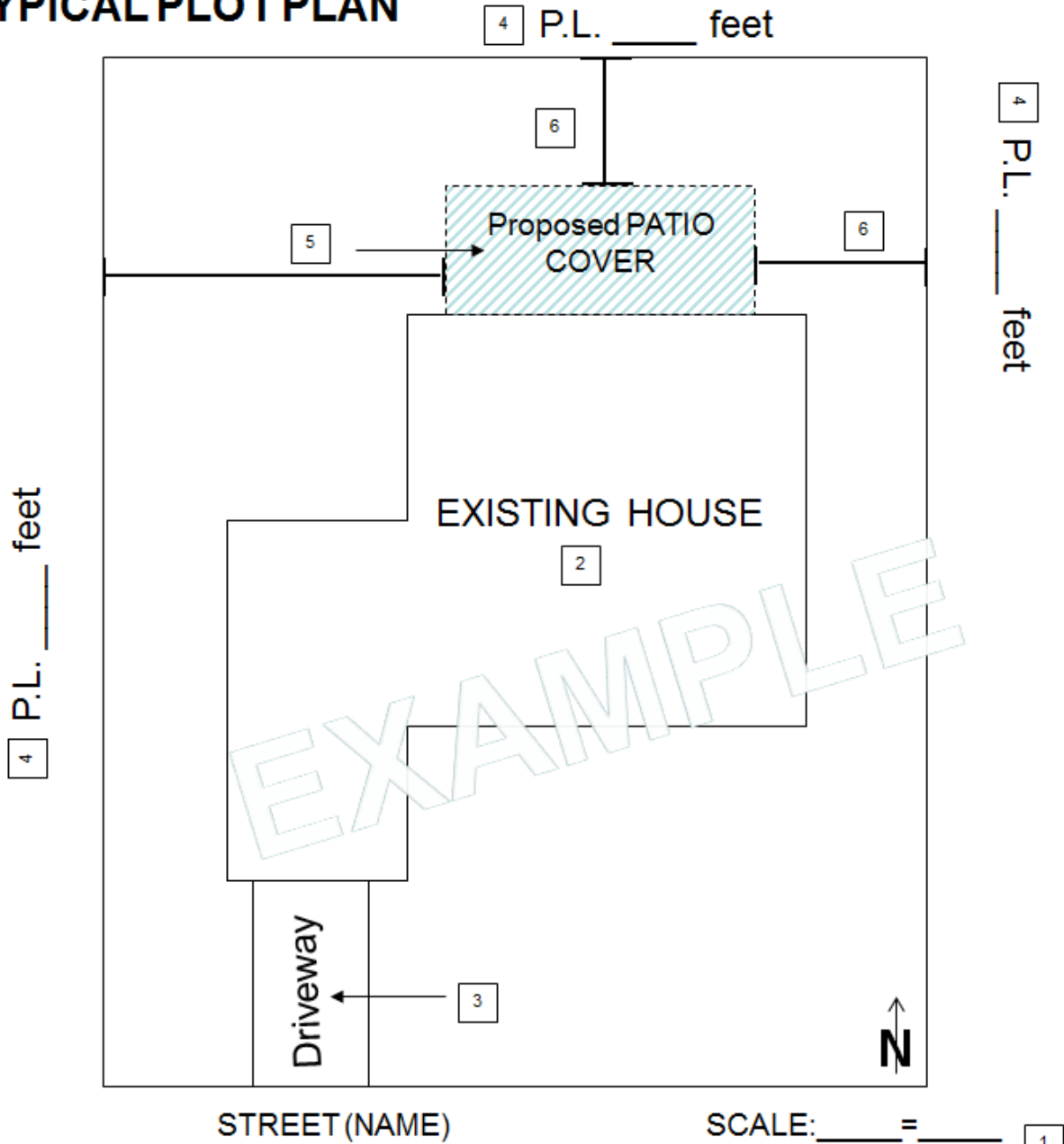
Patio Enclosure Requirements

Three sets of site plans with construction details required for review by Planning and Building & Safety Departments.

CRC Appendix H. Enclosure walls are permitted to be any configuration, provided the open or glazed area of the longer wall and one additional wall is equal to at least 65% of the area below a minimum of 6'8" of each wall, measured from the floor.

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

TYPICAL PLOT PLAN



INSTRUCTIONS	
1.	Show project address, owners name, north arrow and scale
2.	Show accurate footprint of all existing and proposed structures
3.	Show driveway
4.	Show all property lines (P.L.) , label each and properly dimension
5.	Show dimensions of proposed structures(s)
6.	Show setbacks from property lines to proposed structure(s)

Owner: _____
 Address: _____
 City: _____ State: _____
 Zip: _____

- Notes:
1. Have correct legal description and address of property.
 2. Note adjoining streets or alleys and width of curb cuts.
 3. Note location of each auto parking spaces.
 4. North arrows should be correctly placed.
 5. Draw completely dimensioned lot plan.