

Building Guide

Enclosing a Residential Patio

General Notes

This submittal would enclose a new or existing patio or deck with new walls and a roof to create a recreational *outdoor* space.

Enclosure walls shall be permitted to be of any configuration, provided the open or glazed area of the longest wall and one additional wall is equal to at least 65 percent of the area... of each wall... Openings shall be permitted to be enclosed with any of the following:

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

NOTE:

1. All existing house windows and doors must remain in place.
2. Permanently (connected to the house HVAC) conditioned habitable rooms must be submitted as a residential addition.
3. This new patio enclosure cannot enclose any emergency egress and rescue openings (bedroom windows or doors).
4. The patio enclosure cannot reduce any required natural light and ventilation to the dwelling.
5. All electrical wiring and devices must meet code requirements.
6. Minimum ceiling height is seven feet.
7. Remember that many pre-engineered aluminum patio covers do not allow for the area under the cover to be enclosed.

Minimum Submittal Documents

1. A completed permit application.
2. Two site plans showing the patio to be enclosed, its relationship to other structures on the property and the distance to all property lines.
3. Two sets of construction documents that clearly show all construction. You must show how the walls are to be connected to the slab/foundation, each other, and the roof. Show if this is free standing or connected to the existing dwelling. You must show the roof framing, sheathing, and roofing materials.
4. A floor plan showing all rooms in the dwelling that are directly adjacent to the patio with their use (living room, etc.) showing all doors and windows.
5. An elevation view showing the new recreational outdoor space and the existing dwelling.

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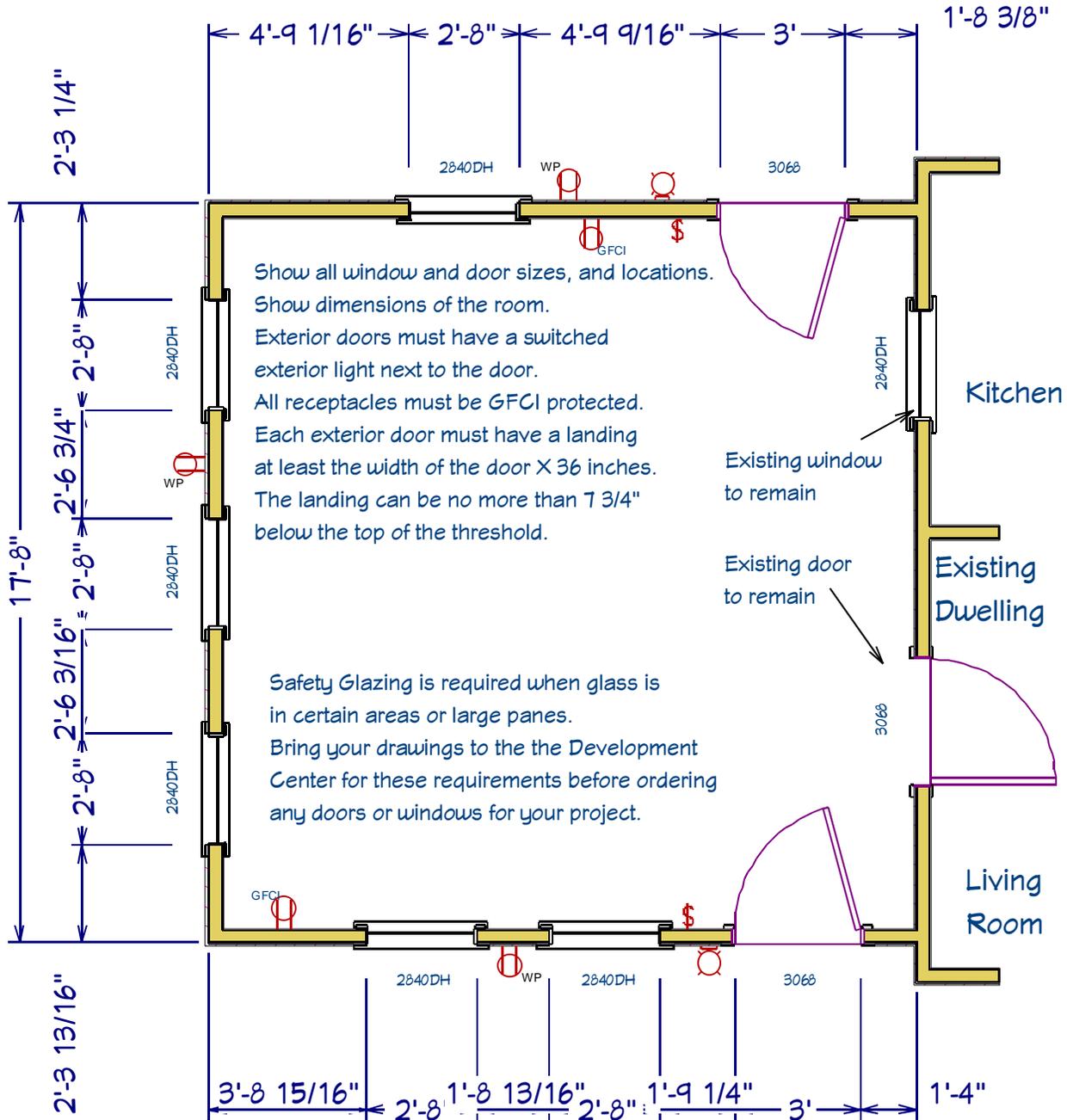


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The longest wall and one other wall must be at last 65% open.

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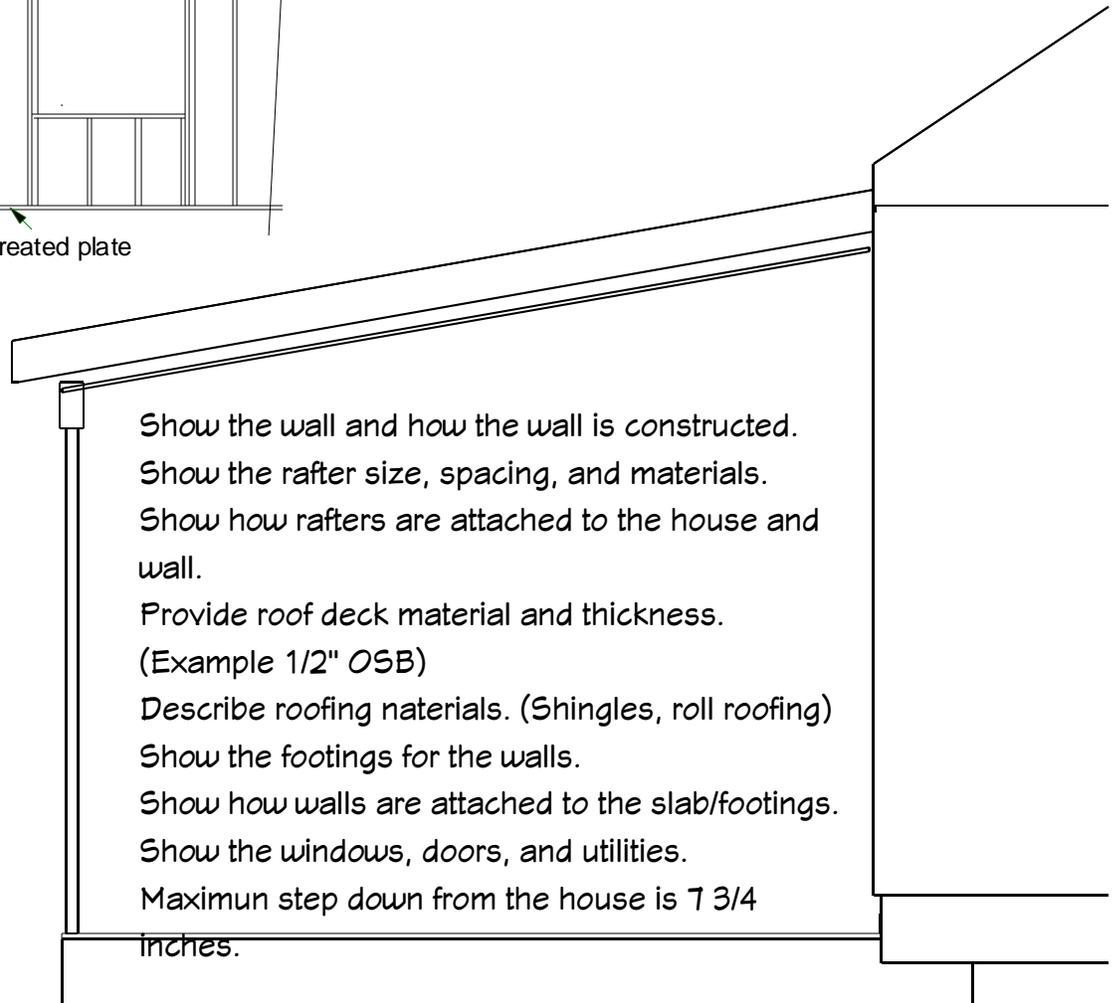
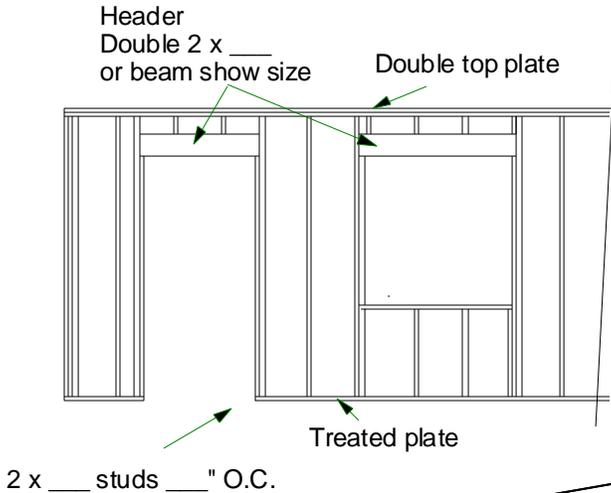
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FRAMING NOTES

1. Provide type and grade of lumber used.
2. Wall bracing to be inspected prior to covering.
3. All wood in contact with cement must be treated or naturally durable wood.

Patio enclosure can be built on either a patio slab-on-grade or an elevated deck. You must show on your plans which you are using and provide construction details.



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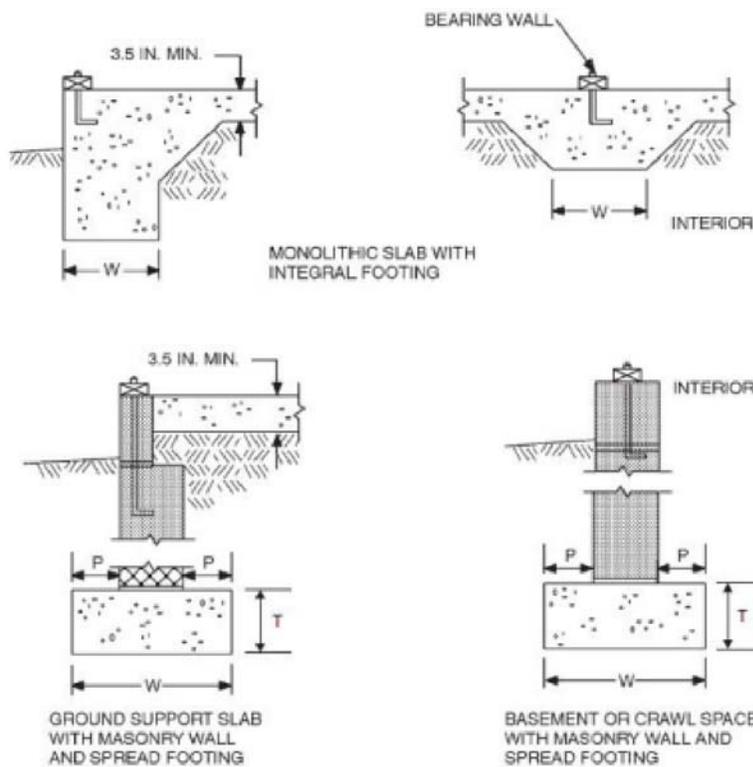
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In Casa Grande a patio cover may be supported on a slab-on-grade without a footing if:

1. the slab is 2500 psi compressive strength or more
2. the slab is 3.5 inches thick minimum
3. the column loads are no more than 750 pounds total per column

If you do use a footing to support the patio cover they must be one of the designs below.



W = 12 inches minimum

T = 6 inches minimum

P = 2 inches minimum and less than "T"

The bottom of the footing must be a minimum of 12 inches below grade.

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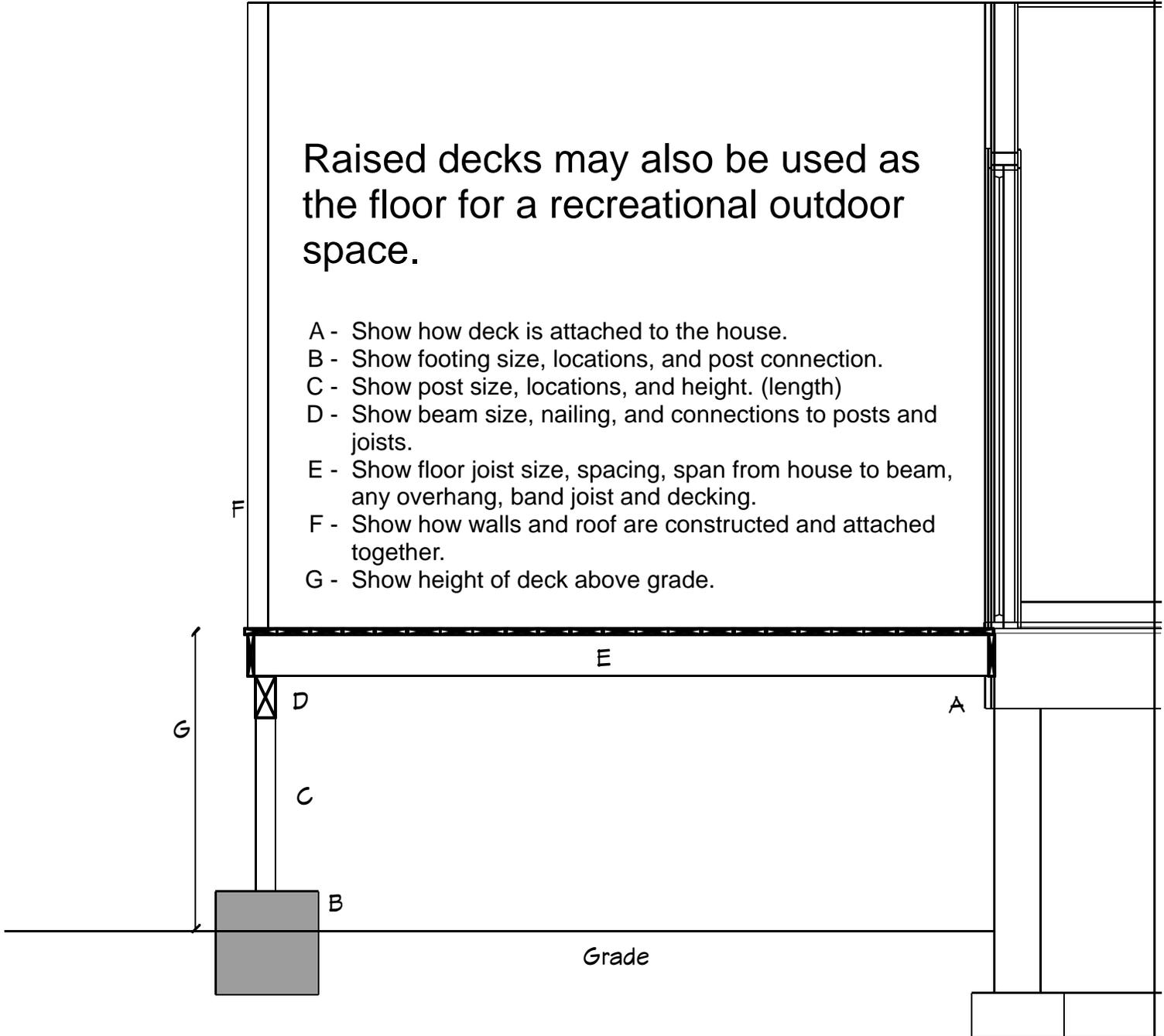
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Raised decks may also be used as the floor for a recreational outdoor space.

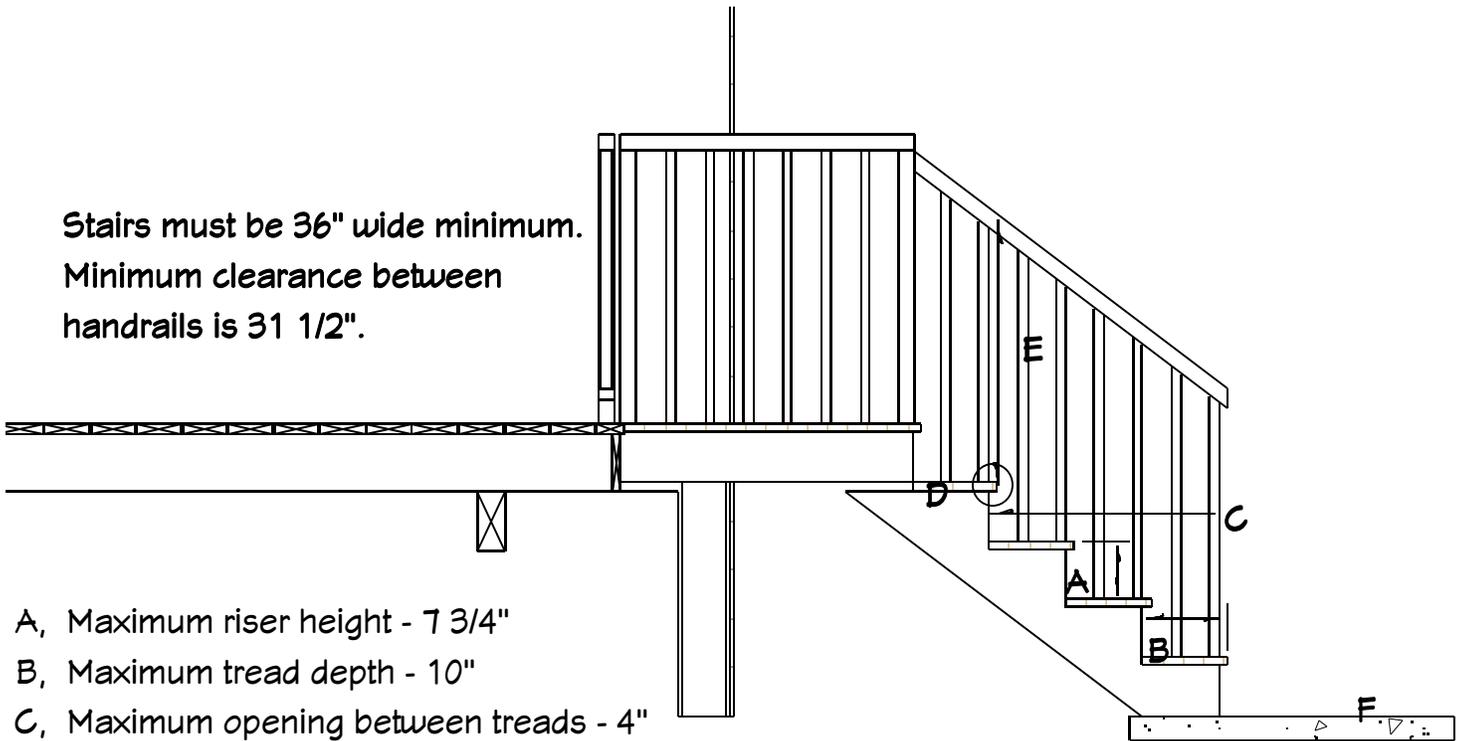
- A - Show how deck is attached to the house.
- B - Show footing size, locations, and post connection.
- C - Show post size, locations, and height. (length)
- D - Show beam size, nailing, and connections to posts and joists.
- E - Show floor joist size, spacing, span from house to beam, any overhang, band joist and decking.
- F - Show how walls and roof are constructed and attached together.
- G - Show height of deck above grade.



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Stairs must be 36" wide minimum.
Minimum clearance between
handrails is 31 1/2".

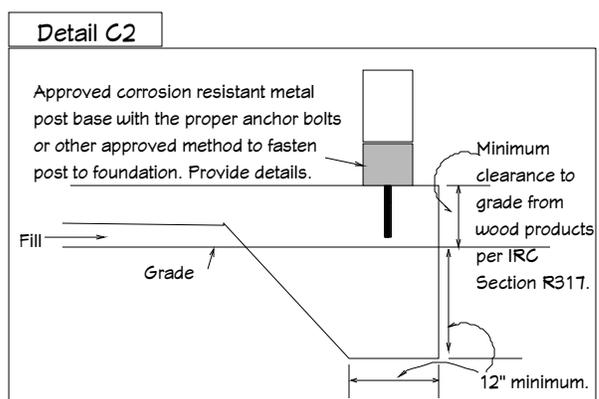
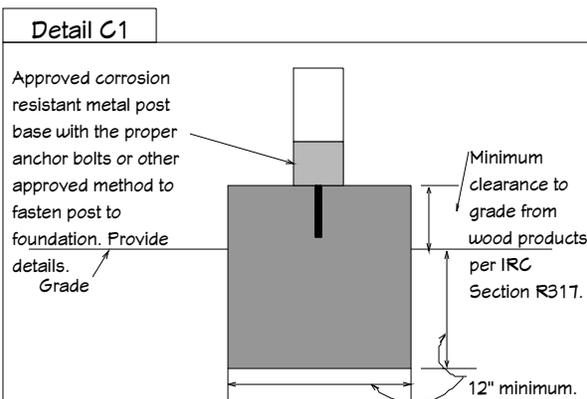
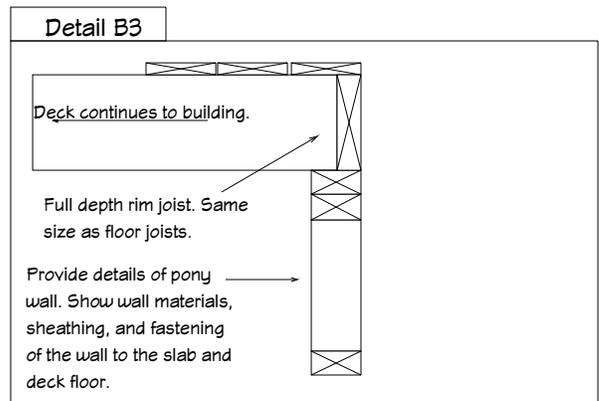
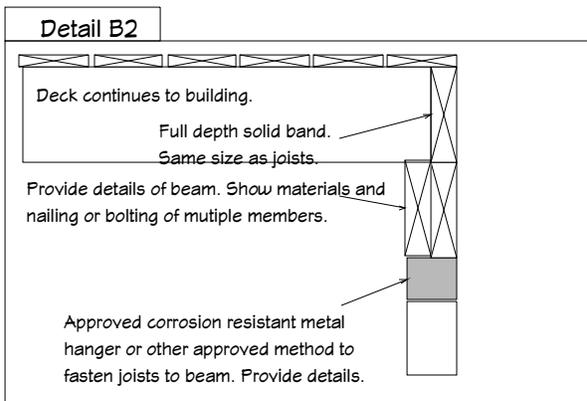
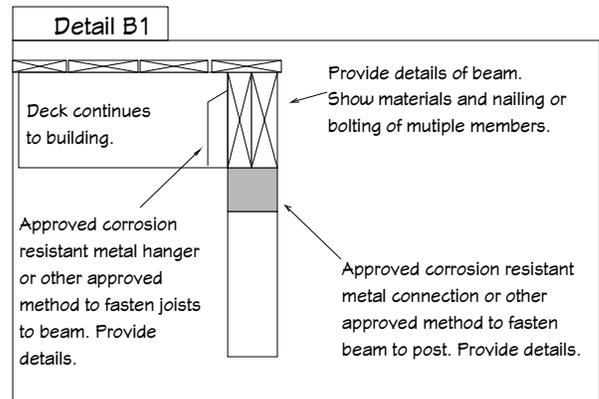
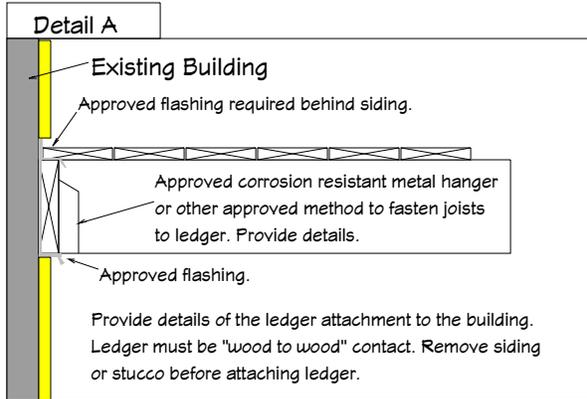


- A, Maximum riser height - 7 3/4"
- B, Maximum tread depth - 10"
- C, Maximum opening between treads - 4"
- D, A nosing is required on treads with solid risers -
nosing projection minimum 3/4" - maximum 1 1/4"
- E, Handrail height is between 34" and 38" above the
nosing of the treads
- F, A floor or landing is required at the top and bottom



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