



PATIO COVERS REQUIREMENTS

BUILDING DIVISION REQUIREMENTS

Patio Cover Requirements:

- The California Building Code required that the minimum distance from property line to the proposed patio cover shall be 5 feet. Please see Zoning Ordinance for Zoning Requirements, or contact the Planning Division.
- Patio covers shall be used for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms.
- All work shall comply with the *Current adopted California Building Code* and/or *Current adopted California Residential Code* as amended and adopted by the City of East Palo Alto.
- Framing members shall be Douglas Fir-Larch #2 or better.
- All support posts require “standoff post bases”.
- All structural construction materials shall be new and unused.
- All patio covers shall be open on at least two sides. (“OPEN” shall mean in this context “air shall freely pass through without any electrical, mechanical or human action”). Screens consisting of mesh will be allowed to cover the open sides as long as they do not impede the free movement of air from outside to inside or the reverse.
- Patio covers used for storage, living space, business related activities or any other activity not similar to a “patio” use shall be removed at the owner’s expense.

CRC Table R802.5.1(1)/CBC Table 2308.10.3(1)

RAFTERS SPAN TABLES					
Size	Spacing	Douglas fir		Hem Fir	
		#1	#2	#1	#2
RAFTERS (With 20 lb live load & 10 lb dead load) Table R802.5.1(1)/CBC Table 2308.10.3(1) Ceiling not attached to rafters					
2 x 4	12" oc	11'-1"	10'-10"	10'-7"	10'-1"
	16" oc	10'-10"	9'-10"	9'-8"	9'-2"
	24" oc	8'-7"	8'-0"	8'-4"	7'-11"
2 x 6	12" oc	17'-4"	16'-7"	16'-8"	15'-11"
	16" oc	15'-4"	14'-4"	14'-11"	14'-2"
	24" oc	12'-6"	11'-9"	12'-3"	11'-7"
2 x 8	12" oc	22'-5"	21'-0"	21'-10"	20'-8"
	16" oc	19'-5"	18'-2"	18'-11"	17'-11"
	24" oc	15'-10"	14'-10"	15'-6"	14'-8"
2 x 10	12" oc	> 26'	25'-8"	> 26'	25'-3"
	16" oc	23'-9"	22'-3"	23'-2"	21'-11"
	24" oc	19'-5"	18'-2"	18'-11"	17'-10"
2 x 12	12" oc	> 26'	> 26'	> 26'	> 26'
	16" oc	> 26'	25'-9"	> 26'	25'-5"
	24" oc	22'-6"	21'-0"	21'-11"	20'-9"
RAFTERS (With 20 lb live load & 10 lb dead load) Table R802.5.1(2)/CBC Table 2308.10.3(1) Ceiling attached to rafters					
2 x 4	12" oc	10'-0"	9'-10"	9'-8"	9'-2"
	16" oc	9'-1"	8'-11"	8'-9"	8'-4"
	24" oc	8'-0"	7'-10"	7'-8"	7'-3"
2 x 6	12" oc	15'-9"	15'-6"	15'-2"	14'-5"
	16" oc	14'-4"	14'-1"	13'-9"	13'-1"
	24" oc	12'-6"	11'-9"	12'-0"	11'-5"
2 x 8	12" oc	20'-10"	20'-5"	19'-11"	19'-0"
	16" oc	18'-11"	18'-2"	18'-1"	17'-3"
	24" oc	15'-10"	14'-10"	15'-6"	14'-8"
2 x 10	12" oc	> 26'	25'-8"	25'-5"	24'-3"
	16" oc	23'-9"	22'-3"	23'-1"	21'-11"
	24" oc	19'-5"	18'-2"	18'-11"	17'-10"
2 x 12	12" oc	> 26'	> 26'	> 26'	> 26'
	16" oc	> 26'	25'-9"	> 26'	25'-5"
	24" oc	22'-6"	21'-0"	21'-11"	20'-9"

PERMIT PROCESS

1. Prior to submittal for a building permit, contact the Planning Division to determine if a separate permit is required (650) 853-3189.

Building Permit Review

1. Building permits are reviewed at the Building Services counter from 8am-4pm Monday to Friday.

Inspections

1. The first inspection for patio covers is generally a footing or foundation inspection.
2. The second inspection is generally a roof sheathing and frame inspection.
3. Further required inspections are dependent on the scope of work and will be determined when the building permit is reviewed.

Building Permit Application Requirements (3 copies of each item)

- A completed Building Permit Application (available at the Building Division or online)
Only one copy of this item is needed.
- An approval letter from the Homeowner's Association (if applicable).
- Site plan showing the location of the property lines, existing building(s), and location of the patio cover.
- Provide construction details for the proposed structure (i.e., footings, foundation, floor/wall/ceiling framing, etc.). Standard details for fences and patio covers are provided on this handout.
- Note that fasteners used in preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel. (Section 2304.9.5.1)
- Structural calculations and details may be required.