



# MINIMUM STANDARDS FOR RESIDENTIAL PATIO COVERS

Development Services Department

Building Division

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*This standard plan complies with fire-resistive construction requirements for Wildland-Urban Interface (WUI) areas*

## **PATIO COVER REQUIREMENTS:**

- Patio covers are one-story structures not exceeding 12 feet in height.
- Patio covers shall be used for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms.
- Openings shall be permitted to be enclosed with insect screening.
- Enclosure walls shall be permitted to be any configuration, provided the open 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. However, the patio structure shall be completely unenclosed if such openings are serving as emergency egress or rescue openings from sleeping rooms.
- Where the patio cover is connected to an existing building there shall be no window, door, or other openings under the patio cover that are greater than 6 feet wide.
- The California Building Code requires that the minimum distance from property line to the proposed patio cover shall be 5 feet. Please see the Zoning Ordinance for zoning requirements.

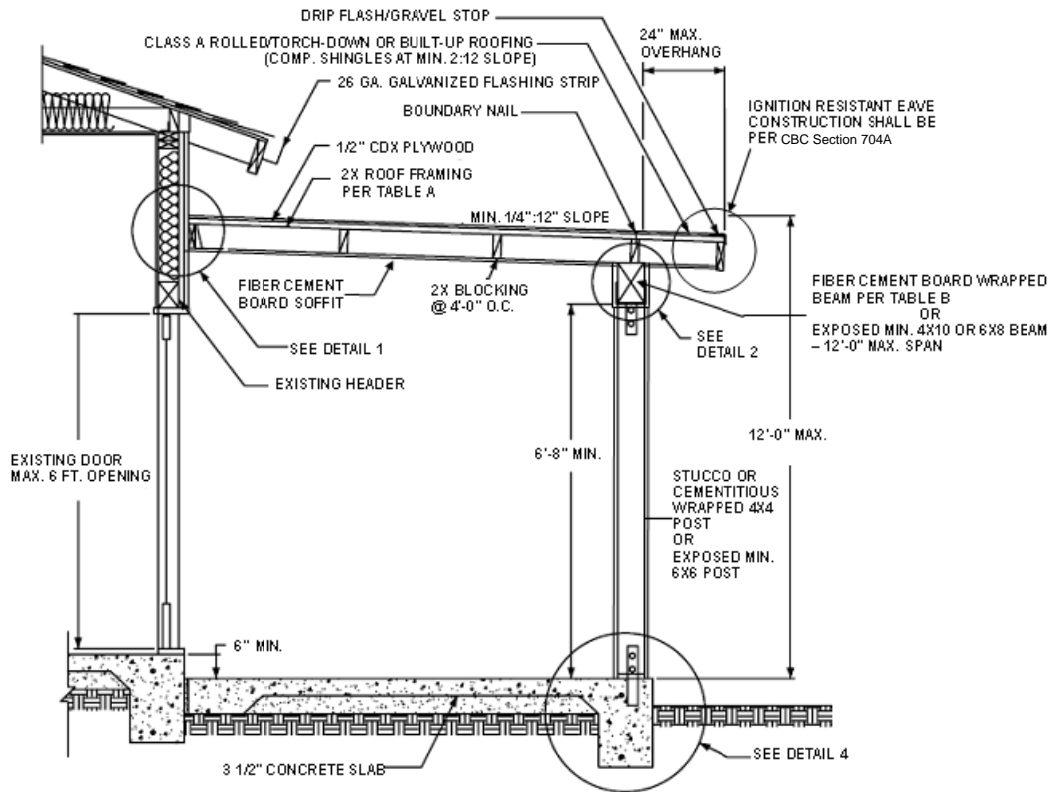
## **CARPOT REQUIREMENTS:**

- Carports shall be entirely open on two or more sides.
- Where the carport is connected to an existing building there shall be no window, door, or other openings under the carport that are greater than 6 feet wide.
- Minimum distance from property line to proposed carport shall be 5 feet.

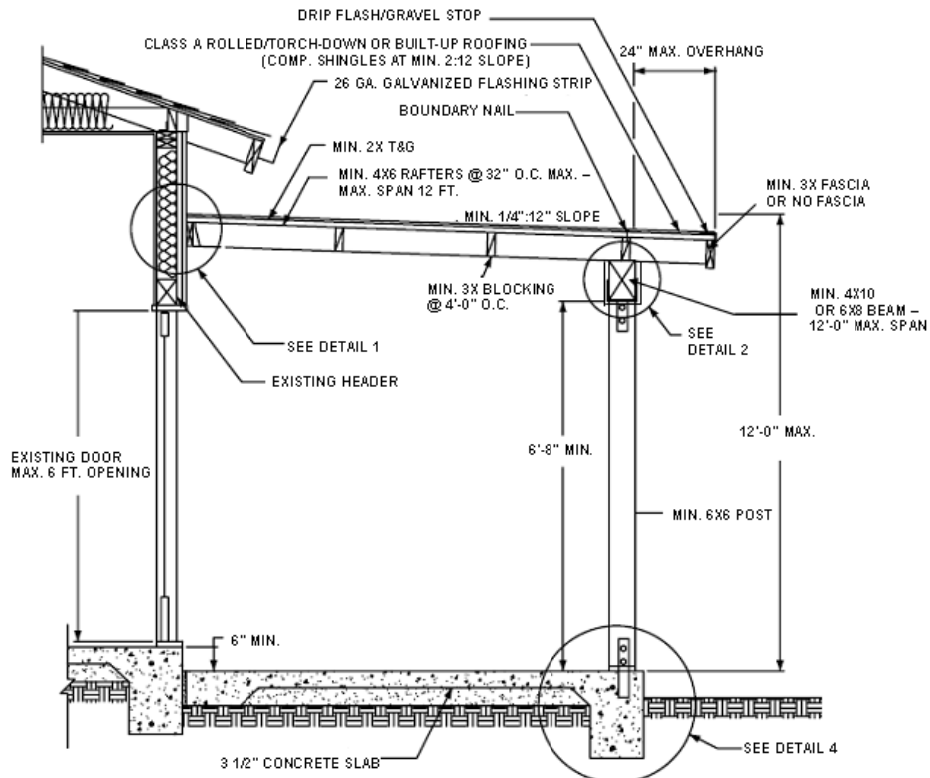
## **GENERAL REQUIREMENTS:**

- No modification shall be made to these plans unless approval is obtained.
- The use of this standard plan is limited to residential occupancies and accessory structures.
- This plan must be accompanied by a plot plan prepared in compliance with Plot Plan Minimum.
- All work shall comply with the 2019 *California Building Code* and/or 2019 *California Residential Code*.
- Outdoor lighting fixtures shall be high-efficacy luminaires or a photo-control/motion-sensor combination.
- Framing members shall be Douglas Fir-Larch #2 or better.
- Fasteners for preservative treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper.
- The horizontal distance from the bottom leading edge of footings to daylight shall be 7'-0" minimum.
- Concrete mix for footings shall have a minimum compressive strength of  $f'_c = 2,500$  psi.

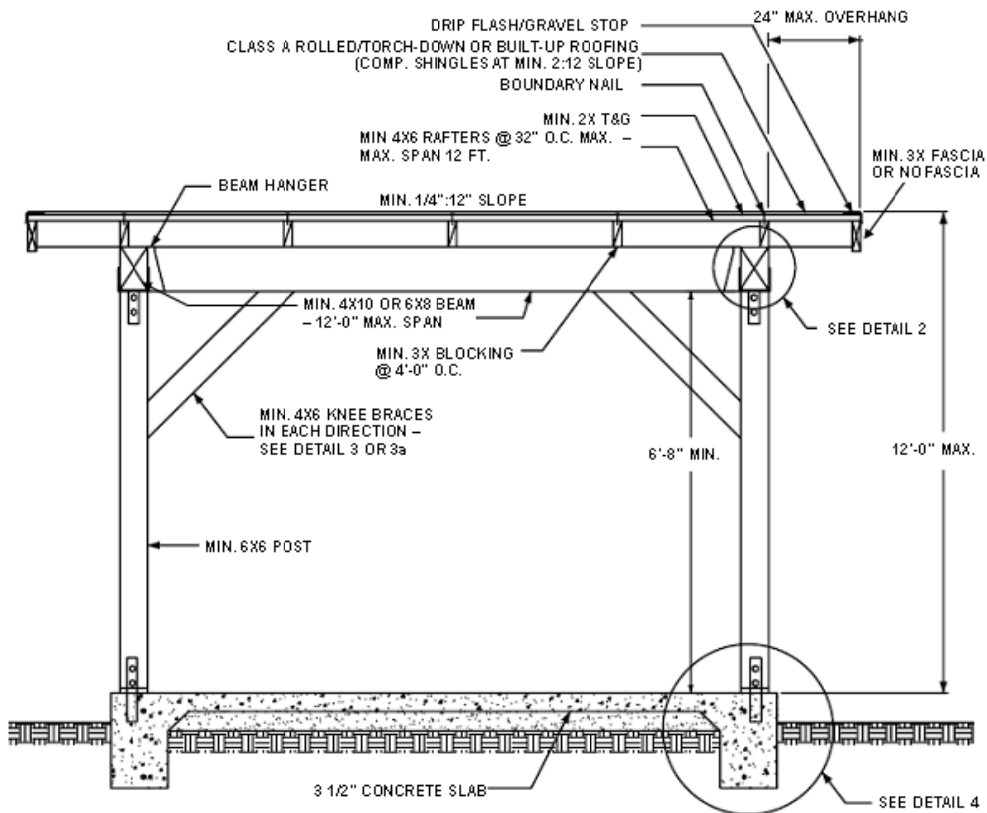
**(A) ATTACHED PATIO COVER/CARPORT WITH ENCLOSED SOFFIT**



**(B) ATTACHED PATIO COVER/CARPORT WITH EXPOSED HEAVY TIMBER FRAMING**



**C DETACHED PATIO COVER/CARPORT WITH EXPOSED HEAVY TIMBER FRAMING**



**TABLE A: MINIMUM RAFTER SIZES\***

Rafter Span (Ft.)	Rafter Spacing (center-to-center)		
	12"	16"	24"
6	2x4	2x4	2x4
8	2x4	2x4	2x6
10	2x6	2x6	2x6
12	2x6	2x6	2x8

\*Rafters of less than 4x6 nominal size shall be approved fire-retardant treated lumber or protected by fiber cement board.

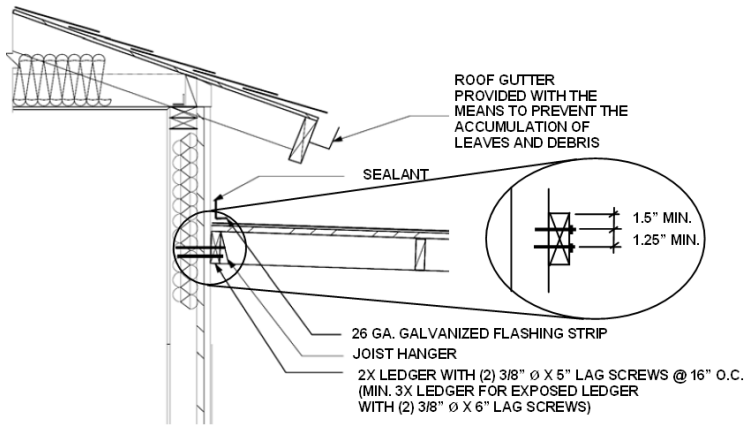
**TABLE B: MINIMUM BEAM SIZES\***

Post Spacing (Ft.)	Rafter Span			
	6 Ft.	8 Ft.	10 Ft.	12 Ft.
4	4x4	4x4	4x4	4x4
6	4x4	4x4	4x6	4x6
8	4x6	4x6	4x6	4x8
10	4x8	4x8	4x8	4x8
12	4x8	4x10	4x10	4x10

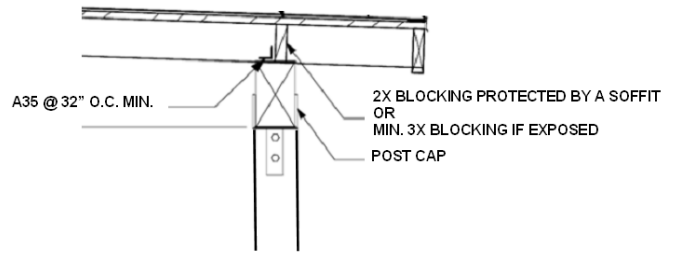
\* Beams of less than 4x10 or 6x8 nominal size shall be approved fire-retardant treated lumber or protected by fiber cement board.

**TABLE C: FOOTING WIDTH "W"**

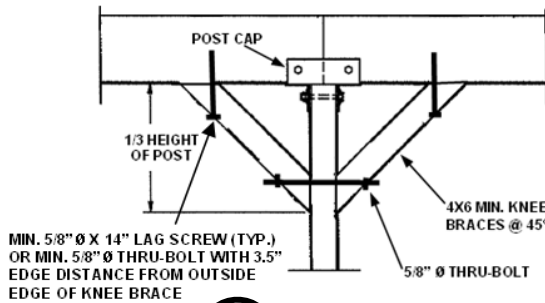
Post Spacing (Ft.)	Rafter Span (Ft.)			
	6	8	10	12
4	12"	12"	12"	12"
6	12"	12"	12"	14"
8	12"	14"	14"	16"
10	14"	16"	16"	18"
12	16"	16"	18"	18"



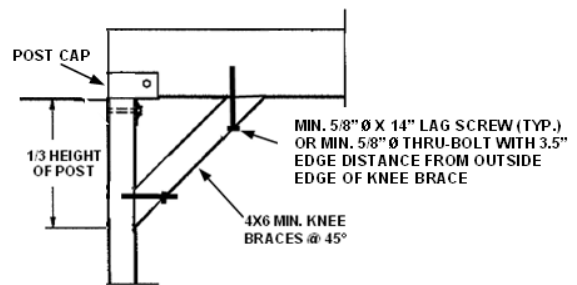
**1 LEDGER AT EXISTING WALL**



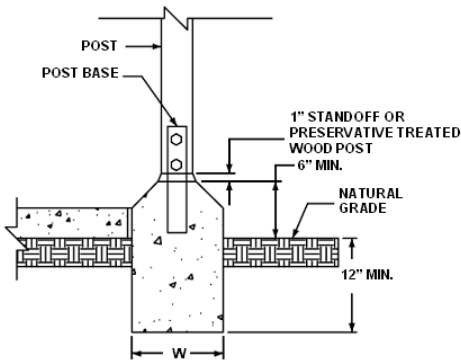
**2 BEAM TO POST CONNECTION**  
 PROVIDE BRACING AT ALL POSTS PER DETAILS 3 & 3A



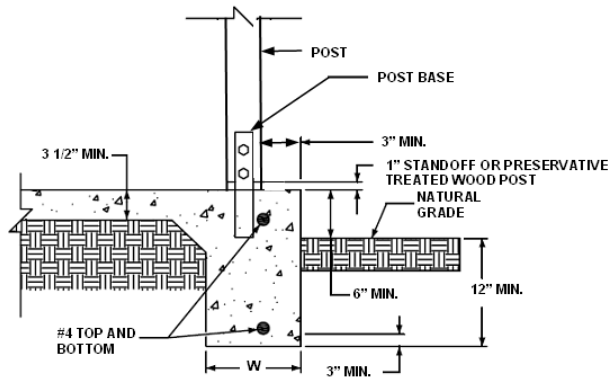
**3 KNEE-BRACE**



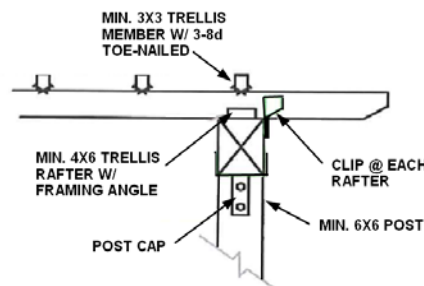
**3A KNEE-BRACE @ CORNER**



**4 PIER FOOTING**  
 SQUARE "W"X"W" (SEE TABLE C)



**4A ALTERNATE CONTINUOUS FOOTING**  
 (SEE TABLE C)



**5 OPTIONAL TRELLIS DETAIL**  
 PROVIDE BRACING AT ALL POSTS PER DETAILS 3 & 3A