

Residential Patio Cover Guide

Contractor Licenses allowed to build decks:

A, B, C, C2, D, D2, MM (MM does not include 2 story decks).

Homeowner builders: See homeowner affidavit.

Required Inspections

1. Setbacks & Footings (pier hole)
2. Foundation (post connections)
3. Rough Frame & Rough Electric (if electric work is being done, prior to being concealed by fixtures/outlets).
4. Final Inspection and Final electric (if applicable)

Inspectors need to see all connections. Multiple rough frame inspections will need to be scheduled if using concealed connectors.

<https://www.fcgov.com/building/inspections.php>

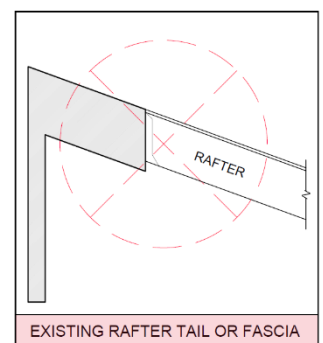
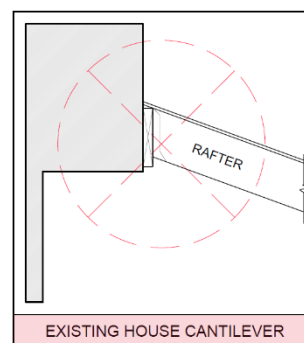
Any patio cover taller than 8ft at any point requires a permit.
Any patio cover exceeding 120 square feet requires a permit.
Any patio cover closer than 3 feet from a lot line requires a permit.

Submittal Checklist (all documents must be in PDF format)

- ☐ Permit Application: Include square footage of the patio cover and note if electrical work is included (lights, outlets, fans etc.). (Name PDF: *Apps – Address -v1*)
- ☐ Homeowner Affidavit (for homeowner builders)
- ☐ Site Plan (Name PDF: *Site Plan – Address – v1*)
- ☐ Plans (Name PDF: *Plans – Address – v1*)
 - Floor Plan (looking down)
 - Section/side view
 - Connection details
 - At least 1 *before* photo showing where the patio cover will be located.
- ☐ Payment (check, cash, credit card)

Engineered and stamped structural plans or letter are required to be submitted for any of the following conditions:

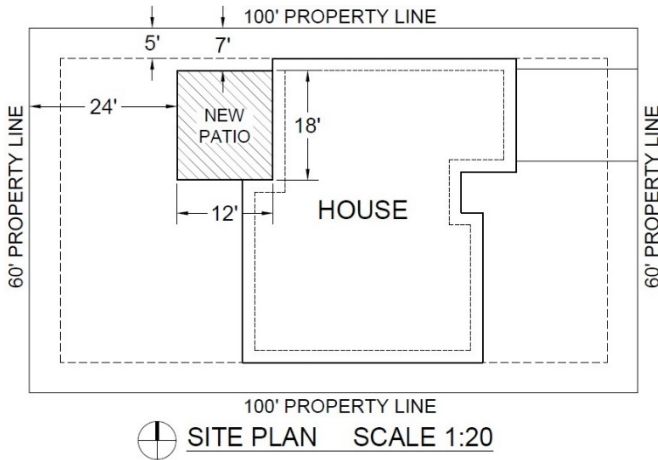
1. Patio Covers supported directly on top of a deck.
2. Beam supported by hangers
3. Patio cover supported by a ledger attached to a cantilever or overhang
4. Patio covers attached to brick, masonry, or stone veneer.
5. Materials not addressed in code (plastic, aluminum etc.)
6. Designs outside of those presented in code.



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Provide the following drawings. All plans must be to scale. (example \therefore ¼ inch per foot). Can be hand-drawn, but PDF format

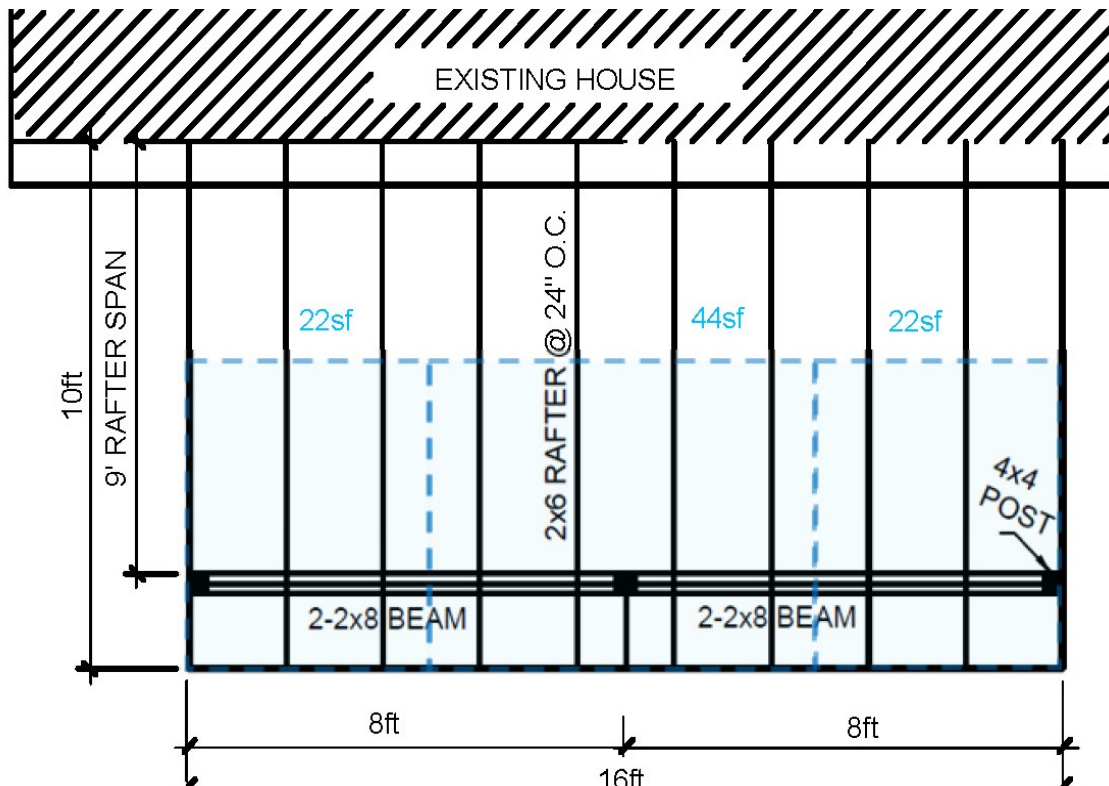
Site Plan



Site Plan Requirements:

- ☐ Show the new patio cover in relation to the house
- ☐ Provide measurements from patio cover to property lines and other structures
- ☐ Show overall length and width of the new patio cover
- ☐ Newer homes may have an existing site plan available through public records, which can be used to create the NEW site plan. <http://citydocs.fcgov.com/>

Floor Plan



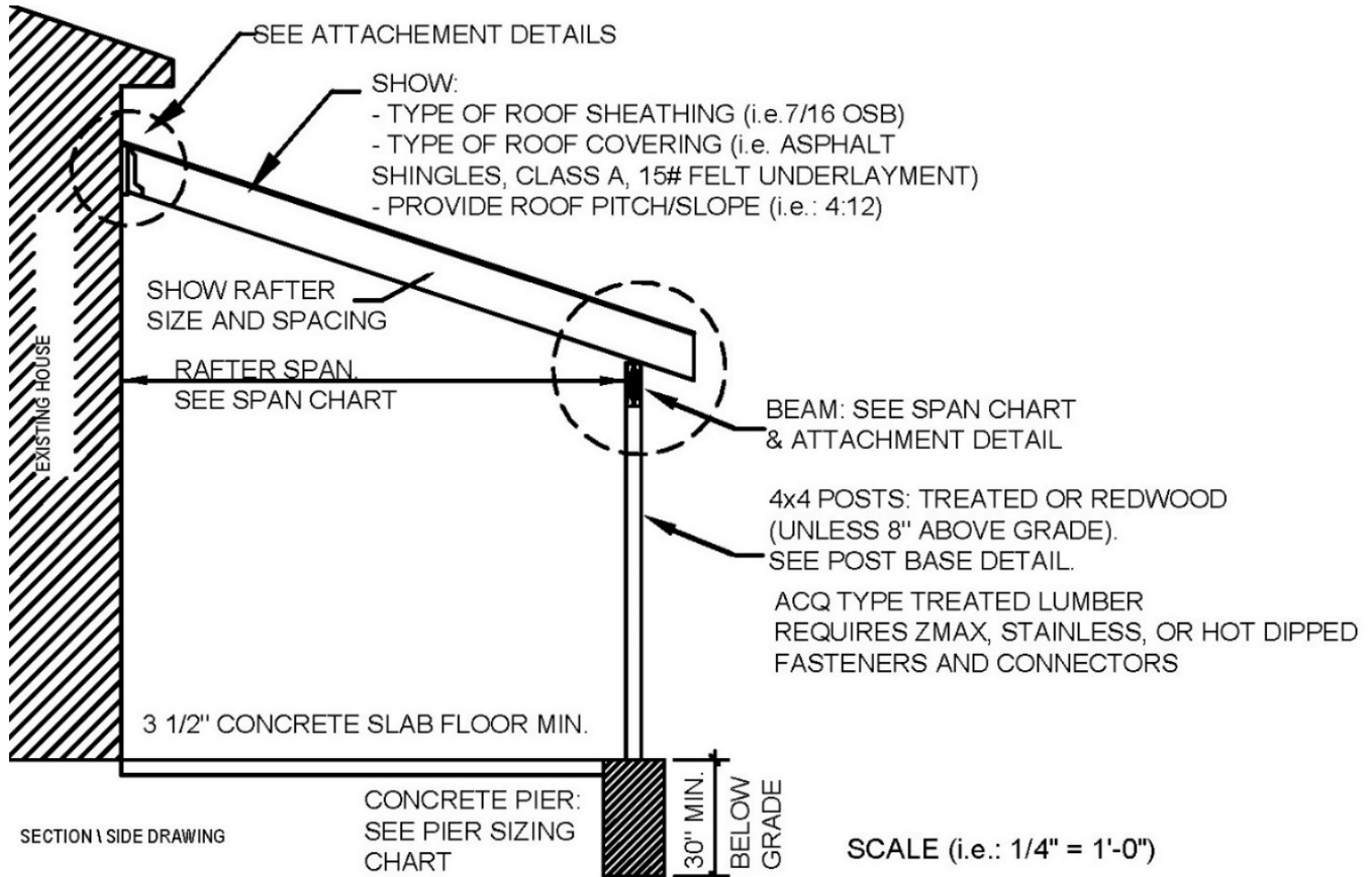
SCALE (i.e.: 1/4" = 1'-0")

[Dashed Box] = Tributary Area

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Draw a section or side view like this

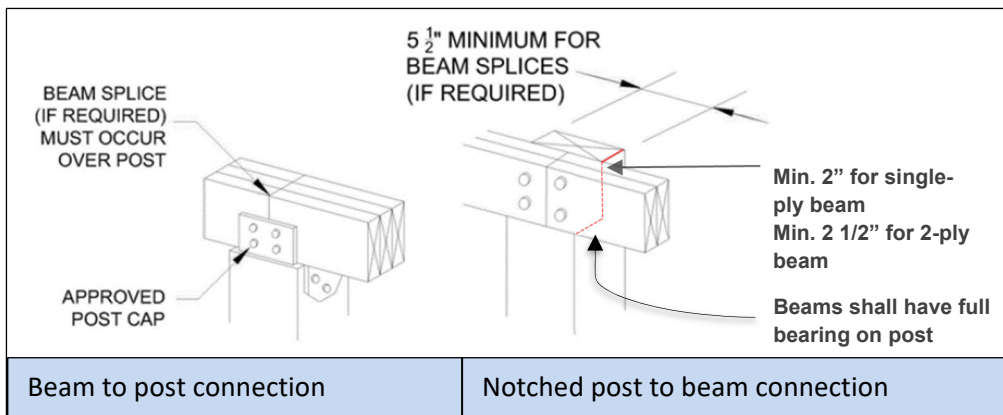
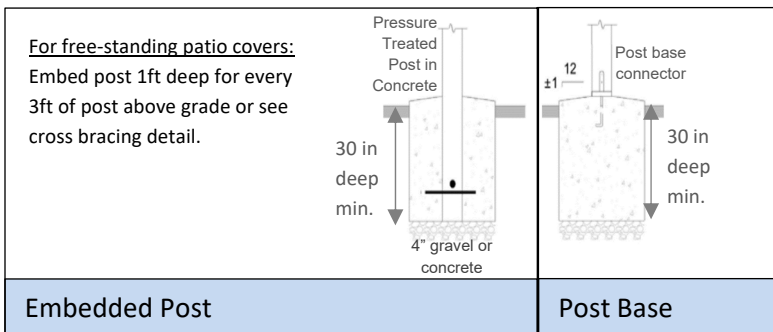
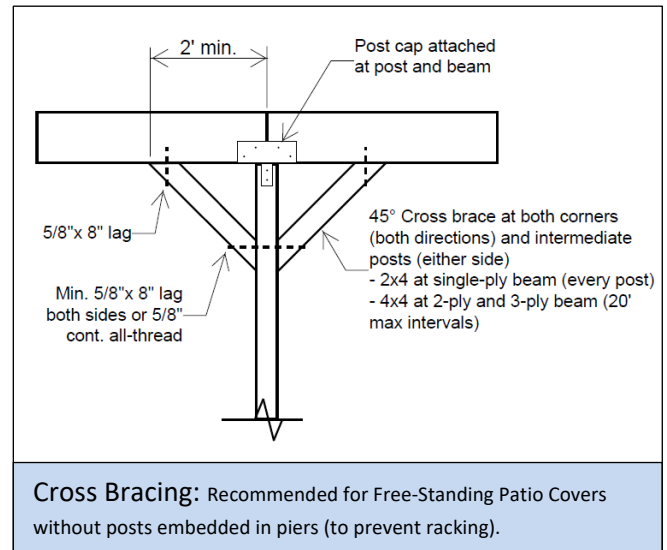
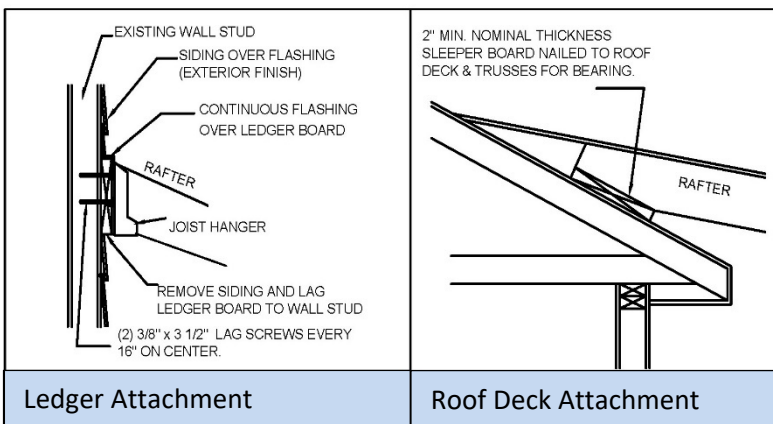
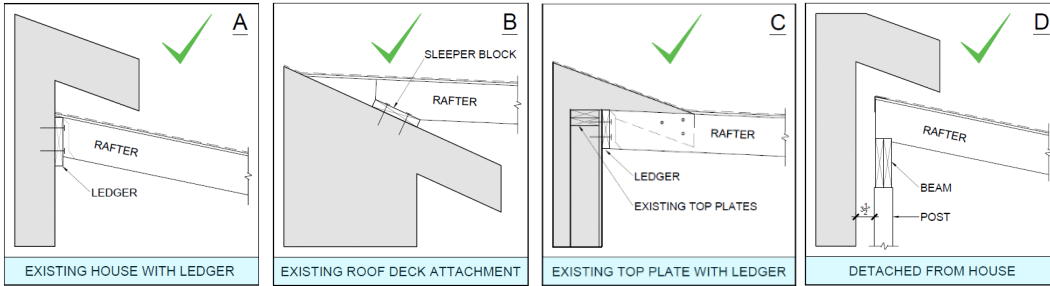
Section/Side View



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Details

Show connection details on plans



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Use the modified charts below to select sizes for rafters, beams, posts and piers (see next page for additional options/code sections. Show the selected beams/posts/piers and rafters on drawings.

PIER SIZE CHART	
Min. Pier Diameter (Inches)	Maximum Tributary area (SQ. FT.)
10 in	41
11 in	49
12 in	59
13 in	69
14 in	80
15 in	92
16 in	105
17 in	118
18 in	133
19 in	148
20 in	164
21 in	180
22 in	198
23 in	216
24 in	236

POSTS
Post must be large enough to support the beam size (full bearing)
4x4 min. not to exceed 14'-6" in height

BEAM SIZE CHART *				
Maximum Beam Span For: Doug fir, Hem-fir, Southern Pine, Spruce-pine-fir (in feet & inches) Interpolated 35psf ground snow load, IRC table R602.7(3)				
BEAM SIZE	Rafter Span (in feet)			
	8	10	12	14
2-2X6	7'-2"	6'-7"	6'-0"	5'-5"
2-2X8	9'-7"	8'-10"	8'-0"	7'-3"
2-2X10	11'-9"	10'-10"	9'-10"	8'-11"
2-2X12	13'-8"	12'-7"	11'-5"	10'-4"
RAFTER SIZE CHART *				
Maximum Rafter Span for Hem Fir #2 (in feet & inches) R802.4.1(3) Interpolated for 35psf snow load 10psf dead, L-240, CEILING ATTACHED TO RAFTERS				
RAFTER SIZE	Rafter Spacing (center to center - Inches)			
	12"	16"	24"	
2X4	7'-8"	7'-0"	6'-1"	
2X6	12'-1"	10'-11"	9'-2"	
2X8	15'-11"	14'-3"	11'-7"	
2X10	20'-0"	17'-4"	14'-2"	
2X12	23'-3"	20'-1"	16'-5"	