



**CITY OF YUBA CITY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
1201 CIVIC CENTER BLVD • YUBA CITY, CA 95993
(530) 822-4629**

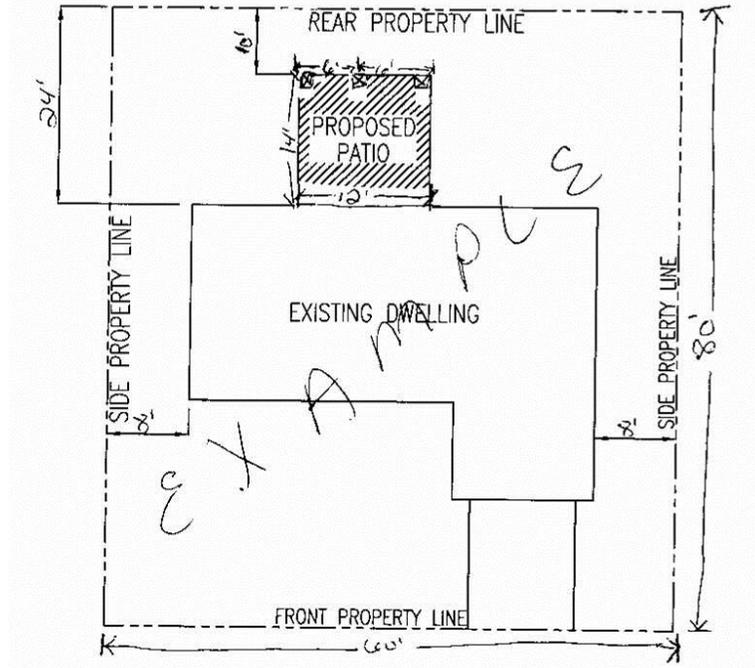
TYPICAL ROOFED PATIO COVER

INSTRUCTIONS:

- 1) A building permit for a patio cover may be obtained using these City standard drawings. Simply fill in the blanks and information requested on these plans.
- 2) Complete a Building Permit Application and present it with these plans to the Building Division.
- 3) Deviation from the construction and designs shown in these drawings will require a complete set of plans, details, and may need to be stamped by an engineer.
- 4) Along with these construction plans, provide a fully dimensioned plot plan for the property showing the location of the proposed patio cover noting its size and distance to property lines and the location and spacing of support posts. Show any other structures on the property such as pools, retaining walls, or accessory buildings and dimension these items from the patio cover.

Minimum yard requirements (setbacks) for patio covers on residential lots are 5' for any interior side yard, 10' for street side yards and 25' or 20% of the total lot depth, whichever is less for rear yards. Additionally, the maximum lot coverage is 45% for single story houses and 40% for two-story houses. Exception: A patio cover may encroach into the rear yard of a one-family or two-family residential unit, and not be subject to lot coverage limitations, provided:

1. The patio cover remains open from the ground to the roof except screening on all sides not attached to the main building.
2. The patio cover is attached to the main building or meets the minimum 6 foot separation required for accessory buildings.
3. The patio cover may encroach a maximum of 10 feet into the required rear yard, provided:
 - a. The support posts for the patio cover shall be a minimum of 10 feet from the rear property line and the eaves on the patio cover shall not extend more than 2 feet beyond that;
 - b. The minimum side yard standard shall be maintained;
 - c. The width of the patio cover shall not exceed 1/2 the width of the main building;
 - d. Only shed-type of flat roofs shall be allowed for patio covers, with a maximum eave height of 9 feet.

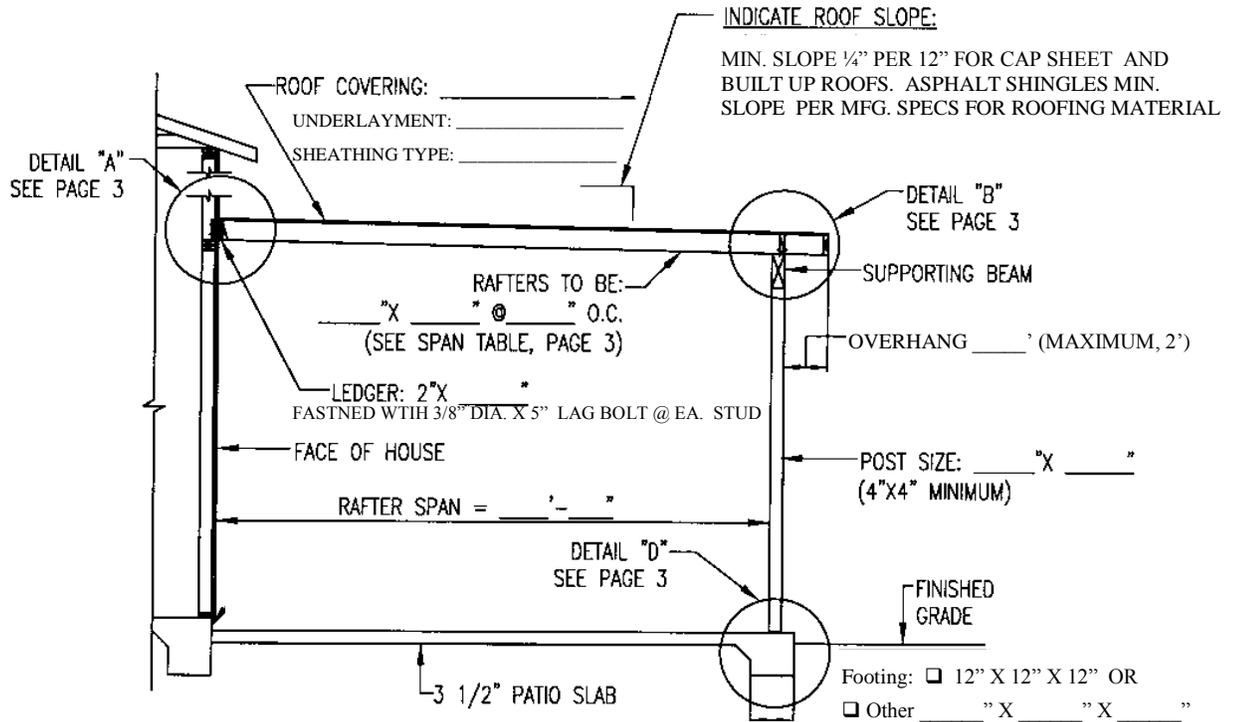


Property Owner: _____ Contact Phone: _____

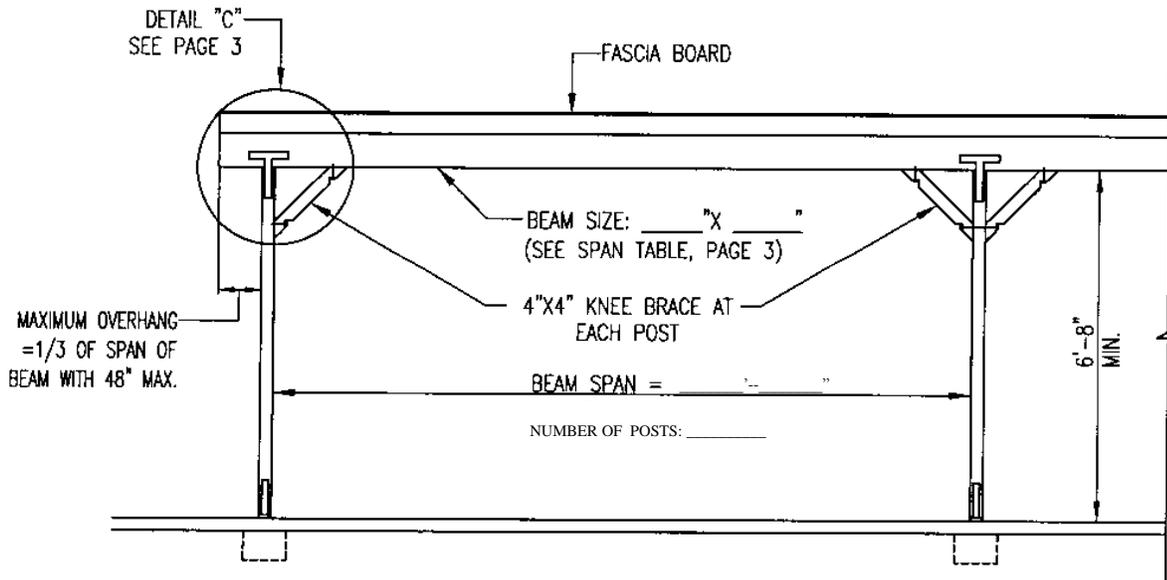
Address: _____ City: _____ State: _____ ZIP: _____

Project Address: _____ City: _____ State: _____ ZIP: _____

TYPICAL PATIO COVER CONSTRUCTION



SECTION VIEW

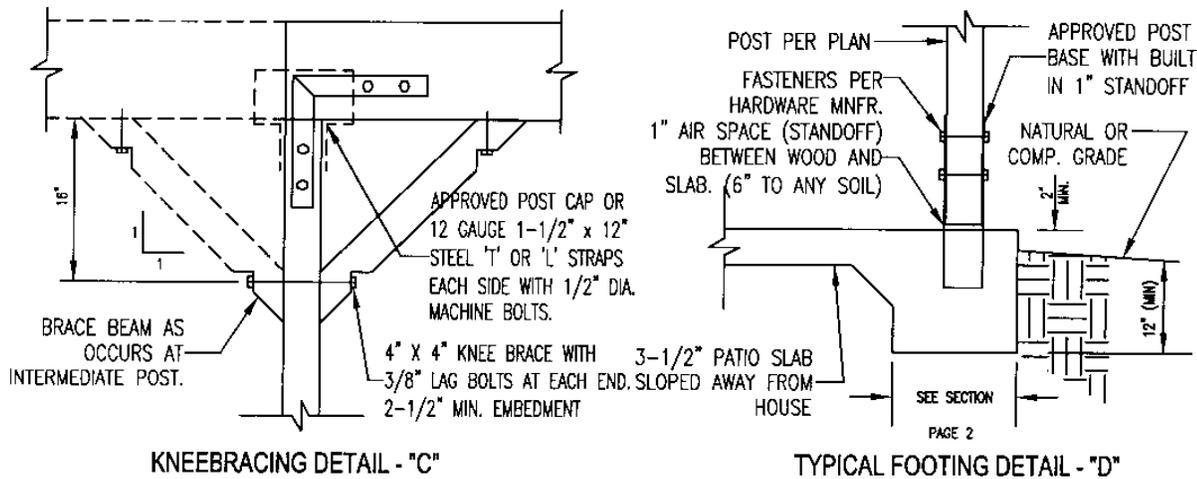
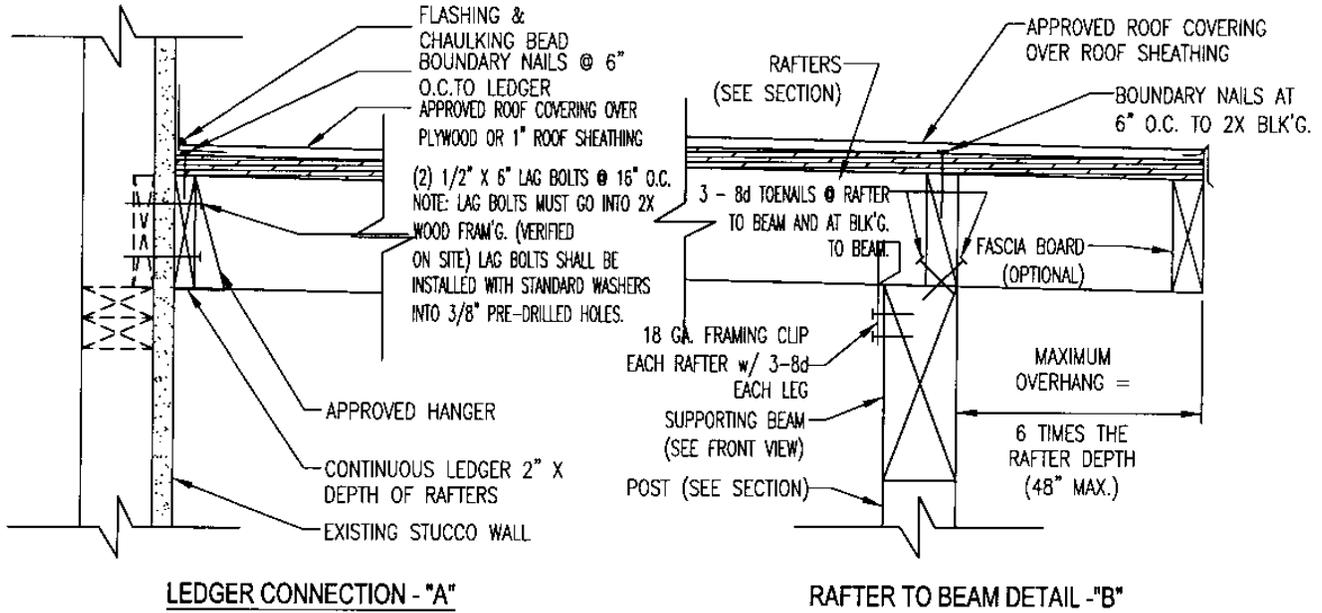


- REFER TO CBC TABLE 23-II-B-1 FOR TYPICAL NAILING REQUIREMENTS.
- ALL CONNECTIONS TO RESIST 10 POUNDS PER FOOT UPLIFT.
- POST LOAD ON 3 1/2" SLAB NOT TO EXCEED 750 POUNDS.

Overall patio cover dimensions: Width _____ X Depth _____ = Total Square Footage: _____

Project Address: _____

STANDARD CONNECTION DETAILS FOR ROOFED PATIO COVERS



TYPICAL ROOF PATIO COVER SPAN ALLOWANCES

ALLOWABLE RAFTER SPANS* – (NO CEILINGS)

RAFTERS	W/LIGHT ROOF L/240 20LL + 10DL			W/HEAVY ROOF (TILE) L/240 20LL + 15DL		
	2 x 4	2 x 6	2 x 8	2 x 4	2 x 6	2 x 8
O.C. spacing						
12"	10'10"	16'7"	21'	9'10"	14'4"	18'2"
16"	9'10"	14'4"	18'2"	8'6"	12'5"	15'9"
24"	8'	11'9"	14'10"	6'11"	10'2"	12'10"

BEAM SPANS*

BEAM SIZE	WITH RAFTER SPANS		BEAM SIZE	WITH RAFTER SPANS		BEAM SIZE	WITH RAFTER SPANS	
	UP TO 15'	UP TO 20'		UP TO 15'	UP TO 20'		UP TO 15'	UP TO 20'
4 X 4	4'0"	3'4"	4 X 10	10'0"	8'10"	6 X 8 #1	12'0"	10'10"
4 X 6	6'0"	5'3"	4 X 12	12'0"	10'9"	6 X 10 #1	15'6"	13'10"
4 X 8	8'0"	6'10"	4 X 14	14'0"	12'8"	6 X 12 #1	18'6"	16'10"

*Span Charts Based on Doug Fir #2 Grade Lumber

TYPICAL ROOFED PATIO COVER CONSTRUCTION NOTES

GENERAL INFORMATION:

1. A patio cover is a one-story structure that does not exceed 12' in height above the adjacent grade.
2. Patio covers shall be used for recreational, outdoor living purposes only and shall not be used as carports, garages, storage rooms or habitable rooms.
3. Patio covers must be accessory to a single-family dwelling or individual dwelling unit in a multiple-dwelling building.
4. Patio covers may be partially enclosed provided the area of the longer wall and one additional wall is at least 65% open. Openings may be enclosed with insect screening or readily removable plastic (translucent or transparent) up to 1/8" thick. Framed windows are not permitted.

MATERIALS:

1. WOOD shall be grade marked Douglas Fir Larch No. 2 or better.
2. CONCRETE shall have a minimum strength of 2500 psi in 28 days.
3. FRAMING HARDWARE shall be ICC approved for the intended use and installed per manufacturers' specifications using all recommended fasteners.
4. ROOF SHEATHING shall be continuous over 2 or more rafter spans, face grain shall be perpendicular to supports and maximum span shall be as follows:

SHEATHING	SPAN RATING	MAX. SPAN	NAILING
1/2" CDX Plywood	24/0	24" O.C.	8d common or deformed shank
5/8" CDX Plywood	40/20	32" O.C.	10d common or 8d deformed shank
3/4" CDX Plywood	48/24	36" O.C.	10d common or 8d deformed shank
1 1/8" CDX Plywood	60/48	48" O.C.	10d common or 8d deformed shank
1 X nominal lumber		24" O.C.	2 – 10 d at each lap

(all nail spacing for plywood sheathing shall be 6" on center at edges and 12" on center in field)

5. ROOF COVERING shall be Class C or better fire retardant and installed per the manufactures specification.
6. LIGHT ROOF ASSEMBLIES include asphalt or fiberglass shingles, cap sheets, built-up roof and hot mopped roofs without stucco ceiling or soffits.
7. HEAVY ROOF ASSEMBLIES include concrete tile roofing (10 psf max.) without stucco ceiling, or lightweight roofing with stucco ceiling.

REQUIRED INSPECTIONS:

1. FIRST INSPECTION shall be after excavation for the footings (before any concrete is poured) and verification of the solid wood backing for the ledger bolting.
2. SECOND INSPECTION shall be the framing inspection when all framing has been completed. The roof sheathing and nailing will be inspected at this time.
3. THIRD INSPECTION will be the final inspection after the roof covering has been installed.

PLEASE READ AND SIGN:

The owner and/or contractor, as applicant for this permit, has read and understands the information on this page and agrees to construct the proposed patio cover as shown on these plans.

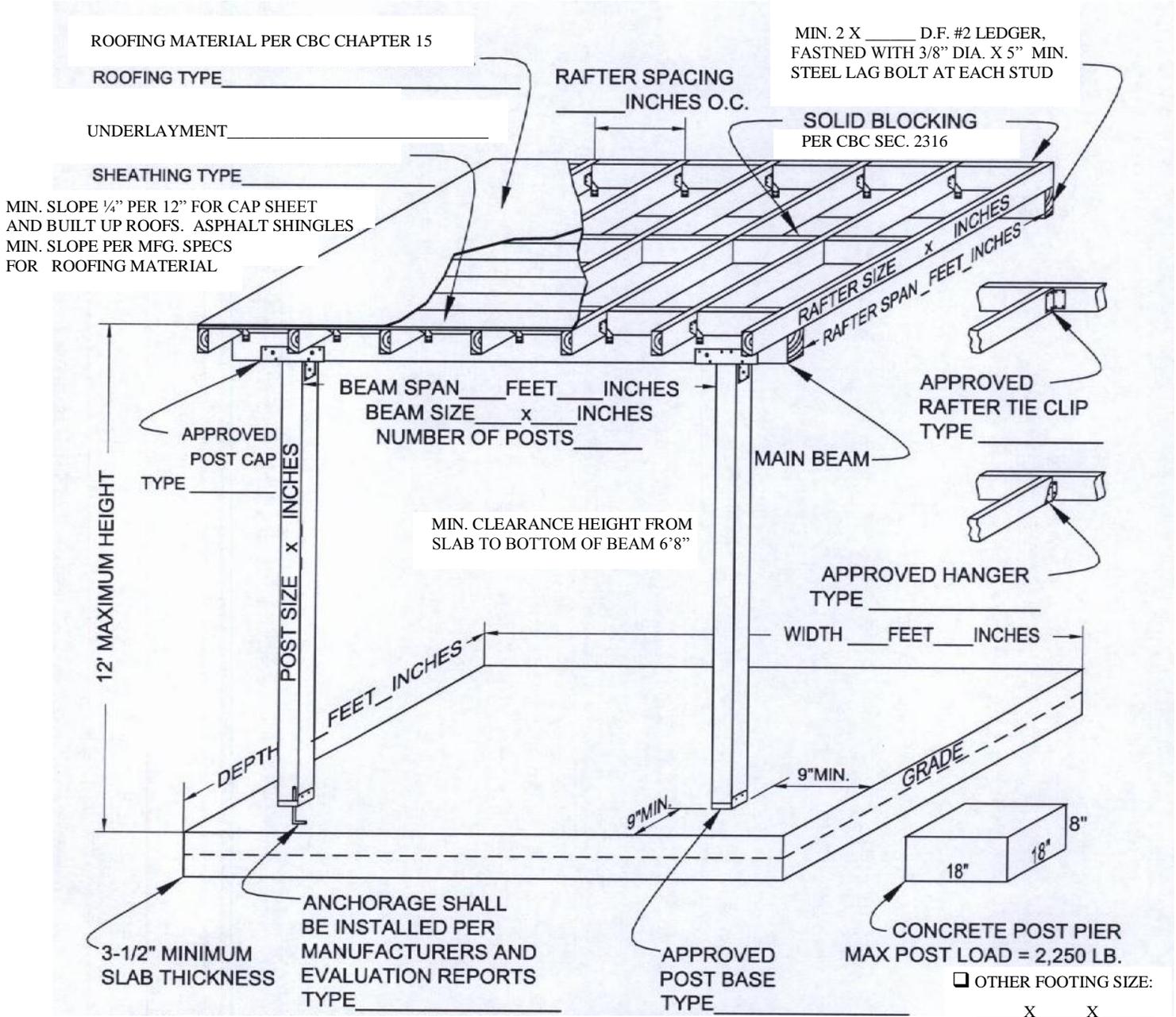
Plans completed by Owner/Builder Contractor

Signature of Applicant: _____ Date: _____



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