Residential

Patio Cover

Addition
RESIDENTIAL PATIO COVER ADDITION

Building Permit Required: The Tempe Administrative Code as adopted by the City of Tempe requires that a building permit be obtained before erecting a building addition. This applies to permanent as well as temporary structures. The requirements for each installation will vary depending upon the size of the structure, the materials of construction, the proposed location on property and the zoning district of the property.

Building Permit Requirements:

Permit Application
Completed applications must include:

[ ] Project name and address     [ ] Proposed “use” of building
[ ] Applicant’s name and phone number  [ ] Estimated/actual cost of project
[ ] Description of work           [ ] Applicant’s signature

Construction Plans (See examples)
Two (2) sets provided by applicant must include:
Examples with fill-in information maybe used as some of the required plan sheets.

[ ] Site Plan (dimensioned) 8-1/2” x 11” copy: Show the proposed location, size and setbacks of the proposed patio cover in reference to existing site specifics, i.e., property lines, existing residence, pool, etc.

[ ] Foundation plan (dimensioned): Show overall patio cover building size, footings in plan view for all columns and provide details of depth, width, reinforcing bar, etc.

[ ] Sections and Details: Show all materials of construction and all structural details and connections; footing size and depth; column to footing connection (anchor bolts, expansion anchors, column anchors, hold-downs, etc.); column to beam connection/details; rafter/joist to beam connections/details; column/beam sizes and material types; roofing material; and any ceiling covering materials (drywall, wood paneling, etc.).

[ ] Roof framing Plan (dimensioned): Show roof framing system/roof slope, total developed height of proposed building and size/type of headers/lintels at openings. (Note: if “trusses” are intended to be used for the roof framing system, two copies of the truss calculations from an approved fabricator and sealed by an AZ. licensed engineer must be included in the set at the time of permit issuance.)

An Arizona registered architect or engineer must prepare the plans for:

a. Basements
b. Beam spans over 20 feet in length
c. Headers over large openings
d. 2nd story additions
e. Rafters and/or joists that do not comply with the IRC span tables
f. Manufactured roof or floor trusses
g. Other structural components as determined by the plan reviewer

Plans requiring a structural plan review are not eligible for “Over the Counter” review and therefore must be submitted and queued into our standard review process.
Zoning Ordinance Requirements:

In addition to the Building Code requirements regulating materials/construction, height and location on the property, The City of Tempe Zoning and Development Code also regulates the height and location on the property for residential additions. When there is a conflict between the two regulating bodies, the more restrictive of the two shall govern. Please be advised that each type of lot (corner, interior or through) has its own setback requirements. The Zoning and Development Code, Part 4, Development Standards, Chapter 2, Tables 4-202A, 4-202B and 4-202C provides the setback and maximum lot coverage zoning district.

A use permit may be required for a patio cover which may encroach into the required building setbacks for your Residential District.

If required, a Use Permit must be obtained through the Community Development/Planning Division prior to the issuance of a permit for the construction of a patio cover addition. Contact the Planning Division at 480-350-8331 for Use Permit application instructions and information.
Detail 'A'

2 x blocking vented where required

26 gauge roof flashing 6" minimum lap each way

Roof sheathing

Roof joists

Metal tie at joist to plate

Cut existing overhang (truss tails) and roof sheathing back as required to set new joists onto existing hall top plate with 3" minimum bearing joist onto existing plate.

Detail 'B'

2 x blocking vented where required

26 gauge roof flashing 6" minimum lap each way

Roof sheathing

Roof joists

3/8" x 3" long lag bolts at 16" o.c. in wood frame hall.

1-2" x 1" long expansion bolts at 32" o.c. into solid grouted cells

Existing hall assembly (frame or machinery)

Remove save fascia as required

Minimum 6 - 16d nails at joists to truss tail laps

Metal hangers

Ledger (remove stucco, lath and foam for wood to wood connection at ledger)

For Reference Only

Patio Cover Addition

Title: Joist to Wall Connections
Sheet No.: PCA - 04
Detail 'C`

at gable ends - two story applications
### Patio Cover Addition

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<th>Rafter &amp; Beam Sizes</th>
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#### Rafter & Beam Sizes Table

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#### Minimum Rafter Sizes Table

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A. Table is based on values for Douglas Fir Larch 2 or better, a roof live load of 30 psf, L/C = 240, and a dead load of 20psf and mineral surfaced asphalt rolled roofing.

B. Douglas Fir - Larch 55 or Southern pine 55 is required for this span.
2 #4 lateral ties within top 5' of column that enclose beam anchor and vertical reinforcement.

12' square masonry units, grouted solid. Alternate sizes/designs may require structural calculations.

#4 vertical column steel each corner.

2 #4's horizontally each half.

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Masonry column detail

Sheet No. PCA - 07