

SMOKE AND CARBON MONOXIDE ALARMS - CRC sections R314 and R315
 Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics. Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages.

INTRODUCTION

IN THE CITY OF HUNTINGTON BEACH STANDARD PATIO PLAN APPLIES TO AN ATTACHED PATIO COVER FOR A ONE OR TWO FAMILY RESIDENTIAL DWELLINGS ONLY. ANY OTHER CONFIGURATION OR VARIATIONS OF DESIGN WILL REQUIRE A STRUCTURAL ENGINEERED DESIGN PREPARED BY A LICENSED ENGINEER OR LICENSE ARCHITECT.

GENERAL NOTES

1. A PATIO COVER IS A ONE STORY STRUCTURE THAT DOES NOT EXCEED 12 FEET IN HEIGHT ABOVE ADJACENT GRADE.
2. PATIO COVERS SHALL BE USED FOR RECREATIONAL OUTDOOR LIVING PURPOSES ONLY AND SHALL NOT BE USED AS CAR PORTS, GARAGES, STORAGE ROOMS OR HABITABLE ROOMS.
3. LONGER SIDE AND ONE ADDITIONAL SIDE OF THE PATIO SHALL BE 85% OPEN, BELOW 8' 8" ABOVE THE FLOOR. OPENINGS MAY BE ENCLOSED WITH INSECT SCREENING OR READILY REMOVABLE PLASTIC (TRANSLUCENT OR TRANSPARENT) PANELS UP TO 3/8" THICK. FRAMED WINDOWS ARE NOT PERMITTED.
4. ONE HOUR FIRE RATING IS REQUIRED WHEN THE EXTERIOR FACE OF POST/WALL IS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE. ONE HOUR RATED EAVE IS REQUIRED WHEN CLOSER THAN 36" TO THE PROPERTY LINE.
5. UNLESS A LICENSED ENGINEER OR ARCHITECT PROVIDES STRUCTURAL CALCULATIONS TO JUSTIFY IT, NO PATIO COVER STRUCTURE SHALL ATTACH TO OR RELY SOLELY UPON THE EXISTING RAFTER TAILS OR ROOF PROJECTION FOR THE PURPOSE OF SUPPORTING THE NEW STRUCTURE.
6. PATIO COVERS ARE FOR OUTDOOR LIVING ONLY. USE OF THESE STRUCTURES AS HABITABLE SPACE REQUIRES A BUILDING PERMIT AND ALTERATIONS TO BOTH THE PATIO COVER AND THE HOUSE TO COMPLY WITH CODE REQUIREMENTS. CONVERSIONS MAY REQUIRE UPGRADES TO YOUR FOUNDATION SYSTEM, ROOF FRAMING, ELECTRICAL, FIRE/LIFE SAFETY AND MANY OTHER ITEMS. ALSO YOU MAY NEED TO PROVIDE A VAPOR BARRIER UNDER THE SLAB, A REINFORCED SLAB AND FOOTINGS. NEW WALL BRACING, HEATING, ELECTRICAL OUTLETS, ENERGY FORMS AND INSULATION FOR THE SPACE TO BE CONVERTED.
7. THESE DRAWINGS ARE EXAMPLES OF THE WAY AN OPEN PATIO COVER MAY BE INSTALLED. OTHER METHODS MAY BE USED PROVIDED THEY ARE APPROVED BY THIS DEPARTMENT PRIOR TO INSTALLATION. ALL MATERIAL TYPES AND SIZES ARE SUBJECT TO THE APPROVAL OF THIS DEPARTMENT.

PLEASE READ AND SIGN

THE OWNER AND/OR CONTRACTOR, AS THE APPLICANT FOR THIS PERMIT, HAS READ AND UNDERSTANDS THE INFORMATION AN THESE PAGES AND AGREE TO CONSTRUCT THE PROPOSED PATIO COVER AS SHOWN ON THESE PLANS.

ALTERNATE PATIO DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED DESIGN. USE OF THIS CONVENTIONAL STANDARD DESIGN IS AT THE USERS RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.

NOTE: THESE PLANS WILL BE REVIEWED FOR COMPLIANCE TO THE DESIGN ASSUMPTIONS OF THIS HANDOUT AND FOR CODE COMPLIANCE BASE ON THE APPLICANT PROVIDED INFORMATION. SITE CONDITIONS THAT DIFFER FROM THE INFORMATION PROVIDED MAY REQUIRE ADDITION REVIEW, FEES AND SEPERATE APPROVALS.

SIGNATURE OF OWNER/APPLICANT _____

DATE _____

PLEASE CALL 714 536 5241 TO SCHEDULE YOUR INSPECTIONS.

PERMITS ARE VALID FOR 180 DAYS FROM ISSUE DATE

JOB ADDRESS _____

OWNER'S NAME _____

OWNER'S ADDRESS _____

CITY, STATE, ZIP _____

OWNER'S PHONE NUMBER _____

APN# _____

CONTRACTOR'S NAME _____ LIC. NUMBER _____

CONTRACTOR'S ADDRESS _____

CITY, STATE, ZIP _____

TOTAL AREA OF ALTERATION _____

HOMEOWNERS ASSOCIATION APPROVAL YES NO

SCOPE OF WORK _____

ALL WORK SHALL CONFORM TO THE:
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.

FINISH GRADE AROUND THE STRUCTURE SHALL BE SLOPED 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES

TO COMPLETE THIS PLOT PLAN

SHOW THE LOCATION OF THE PROPOSED PATIO COVER ON THE PLOT PLAN SHOWING ITS SIZE, AREA AND DISTANCE TO THE PROPERTY LINES. ALSO SHOW THE LOCATION AND SPACING OF THE SUPPORTING POST.

SHOW ANY OTHER STRUCTURES IN THE SAME YARD AS THE PROPOSED PATIO COVER, SYCH AS POOLS, RETAINING WALLS, ACCESORY BUILDINGS AND TREES. DIMENSION THESE ITEMS ON FROM THE PATIO COVER ON THE PLAN.

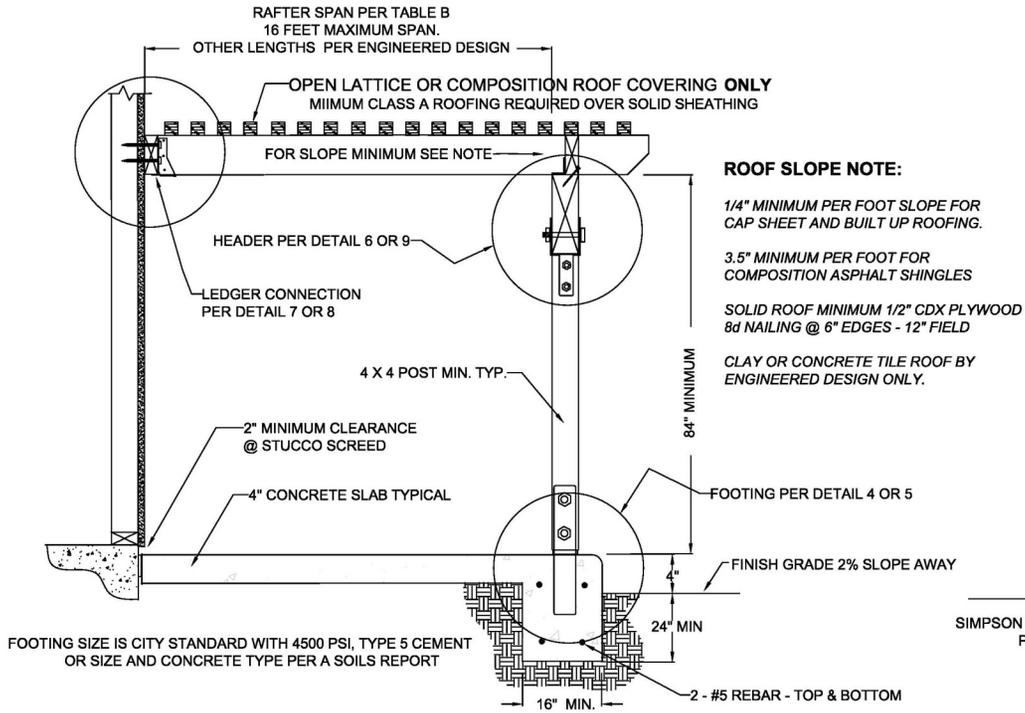
SHOW ANY HILLSIDES ON YOUR PROPERTY THAT EXCEED A SLOPE OF 3 HORIZONTAL TO 1 VERTICAL (3:1). SHOW THE DISTANCE FROM THE TOP OR BOTTOM OF THESE SLOPES TO THE PROPOSED PATIO COVER. INDICATE ON THE PLAN THE SLOPE OF THE GRADE AND THE VERTICAL HEIGHT OF THE SLOPE FROM TOP TO BOTTOM.

Patio Cover Standard

City of Huntington Beach
 Community Development, Building Division
 2000 Main St, Huntington Beach CA 92648



PLOT PLAN SHEET 1 OF 3



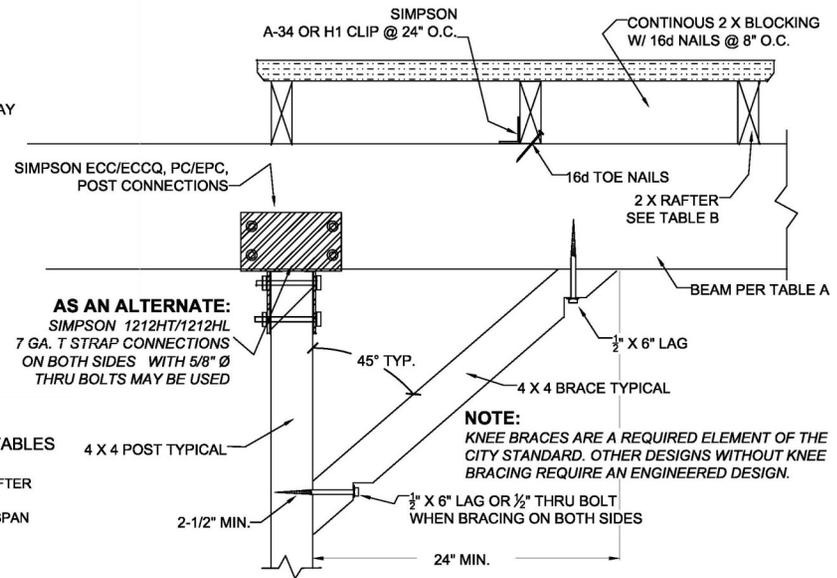
SIDE ELEVATION ①

ROOF SLOPE NOTE:
 1/4" MINIMUM PER FOOT SLOPE FOR CAP SHEET AND BUILT UP ROOFING.
 3.5" MINIMUM PER FOOT FOR COMPOSITION ASPHALT SHINGLES
 SOLID ROOF MINIMUM 1/2" CDX PLYWOOD 8d NAILING @ 6" EDGES - 12" FIELD
 CLAY OR CONCRETE TILE ROOF BY ENGINEERED DESIGN ONLY.

FOOTING SIZE IS CITY STANDARD WITH 4500 PSI, TYPE 5 CEMENT OR SIZE AND CONCRETE TYPE PER A SOILS REPORT

POST SPACING (FEET)	RAFTER SPAN (FEET)			
	OPEN TRELLIS ROOF		SOLID ROOF	
	14 FEET	16 FEET	14 FEET	16 FEET
6	4 X 4	4 X 4	4 X 6	4 X 6
8	4 X 6	4 X 6	4 X 8	4 X 8
10	4 X 8	4 X 8	4 X 10	4 X 10
12	4 X 8	4 X 8	4 X 12	4 X 12
14	4 X 10	4 X 10	4 X 14	4 X 14
16	4 X 12	4 X 12	6 X 12	6 X 14

FOR OTHER SIZES AND SPANS PROVIDE AN ENGINEERED DESIGN.



FRONT ELEVATION ③

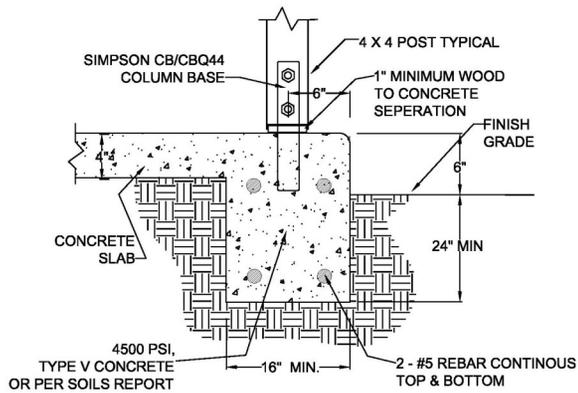
RAFTER SPACING (FEET)	RAFTER SPACING CENTER TO CENTER (INCHES)						
	OPEN TRELLIS ROOF				SOLID ROOF		
	12" O/C	16" O/C	24" O/C	32" O/C	12" O/C	16" O/C	24" O/C
10	2 X 4	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	2 X 8
12	2 X 6	2 X 6	2 X 8	2 X 8	2 X 8	2 X 8	2 X 10
14	2 X 6	2 X 6	2 X 8	2 X 8	2 X 8	2 X 10	2 X 10
16	2 X 8	2 X 8	2 X 8	2 X 10	2 X 10	2 X 10	2 X 10

FOR OTHER SIZES AND SPANS PROVIDE AN ENGINEERED DESIGN.

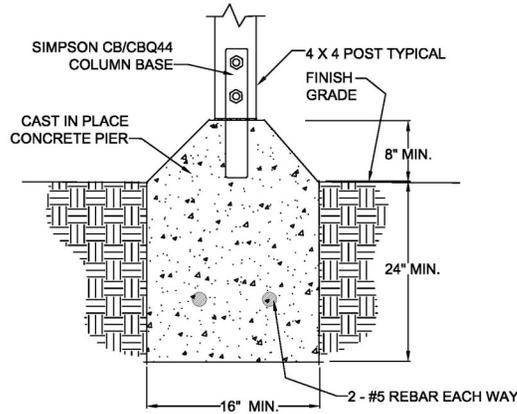
INFORMATION FROM TABLES

- ___ X ___ AT ___ O.C. RAFTER
- ___ RAFTER SPAN
- ___ POST
- ___ X ___ HEADER
- ___ HEADER SPAN
- ___ HANGERS
- ___ POST BASES
- ___ POST CAPS

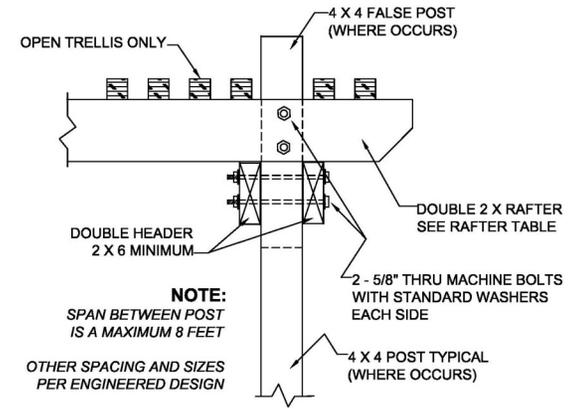




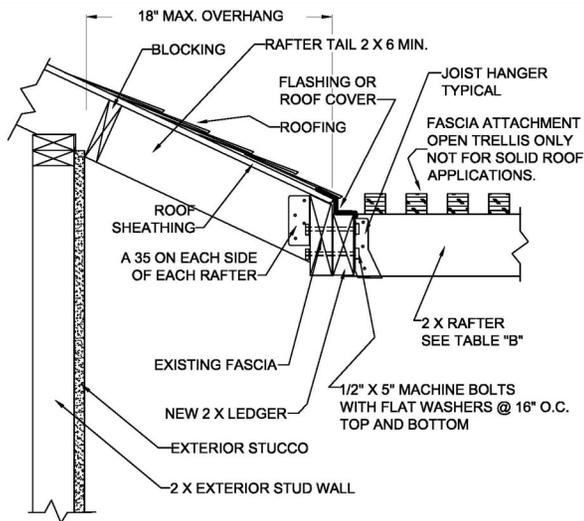
CONTINUOUS FOOTING ④



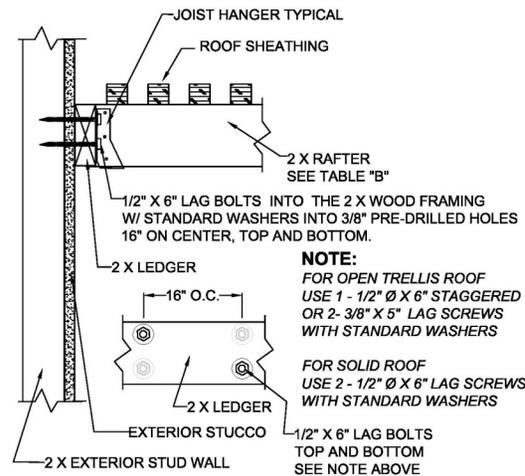
PIER FOOTING ⑤



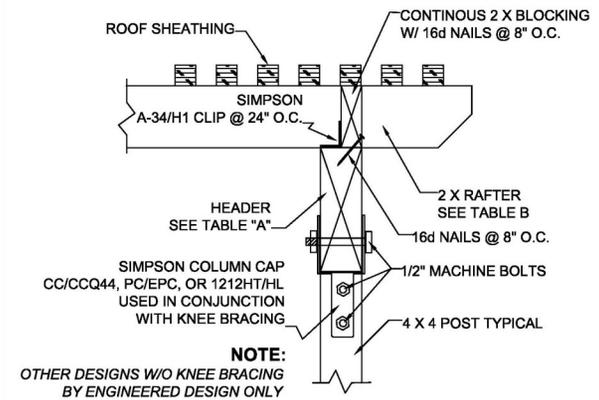
ALTERNATE POST AND BEAM DETAIL ⑥



EAVE LEDGER ATTACHMENT ⑦



LEDGER ATTACHMENT ⑧



POST AND BEAM DETAIL ⑨

