



**PATIO
ENCLOSURE
STANDARDS**
(Recreation, Arizona, &
Non-Habitable Rooms)

Handout
507

REV 04/16

ADOPTED CODES (with City Amendments per Ordinance 2012-08):

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Plumbing Code (IPC)
2012 International Fuel & Gas Code (IFGC)
2012 International Mechanical Code (IMC)
2012 International Energy Conservation Code (IECC)
2012 International Property Maintenance Code (IPMC)
2011 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2012 International Fire Code (IFC)

Current Peoria Zoning Ordinances

**Development & Engineering Department
Building Development**

9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)
building.applications@peoriaaz.gov

www.peoriaaz.gov/building

Patio Enclosure Standards

(Recreation, Arizona & Non-Habitable Rooms)

A. PATIO ENCLOSURE REQUIREMENTS

1. Open area of longest wall and one other must equal or exceed 65% of the area of each wall below the height of 6' 8".

Note: Three (3) walls cannot be used to achieve the required open area.

2. Open area may be enclosed with insect screen or readily removable translucent or transparent plastic (plexi-glass) not more than 1/8" thickness or tempered glass not exceeding 0.125 in thickness and complying with IRC Appendix H.
3. Windows required for light and ventilation for the dwelling may open into "enclosed patio cover."
4. A bedroom window required for an emergency rescue **may not** open into enclosed patio cover.
5. Roof live load may be 10 lbs. / sq. ft.
6. A patio cover may be supported on a 3 1/2" minimum thickness concrete slab provided that columns do not support more than 750 lbs. each approximately (45 sq. ft. of roof area).
7. All wood members must be raised a minimum of 6" above finish grade of earth.
8. All receptacle and switch boxes must be weatherproof type and all receptacle outlets must be ground fault protected.

MOBILE HOMES, PARK MODELS, R.V.'S

Electrical service for this room must be from the site electrical pedestal or power pole and not from the mobile home sub-panel.

Note: All raised decks are required to have a permanent foundation as per the International Residential Code or an engineered designed foundation, sealed and signed by an Arizona Registrant.

B. CONSTRUCTION PLANS

Submit a floor plan and plot plan with your building permit application. Patio enclosures attached to mobile homes or park models are required to submit the electrical requirement data sheet.

Your drawings will be reviewed to see that they comply with Zoning and Building codes. You may be asked to make corrections or to provide more information.

Two copies of each drawing are required. When the drawings are approved and the permit is issued, you will be given one set of drawings to keep on the job site. The other set will be kept by the City until the job is finished, the final inspection is passed, and the permit is closed.

C. PLOT PLAN REQUIREMENTS

- 1. Name of Owner.
- 2. Address where patio enclosure is to be built.
- 3. Legal description of property.
- 4. North arrow and scale.
Suggested scale: 1 inch equals 20 feet.

The information on the lot direction is available from the Community Development Department.

- 5. Boundaries and dimensions of property. This information is available from the Community Development Department.
- 6. Names of bordering streets, width of half street.
- 7. Location and width of easements. Information on public easements is available from the Engineering Department.
- 8. Private easements should be shown on the property's deed.
- 9. Location and distance from property lines, existing structures, and patio enclosures.

D. BUILDING PERMIT APPLICATION

All projects must have a permit application. Arizona law requires that every applicant supply specific information and certain declarations regarding the proposed work.

The owner, licensed contractor, or their authorized agent can complete the application. The following information must be provided:

- 1. **Project Information:** The address, legal description or assessor's parcel number, existing use of the building or property, and a brief description of the proposed work/project.
- 2. **Applicant:** This is the name of the person presenting the application to the department.
- 3. **Property Owner:** The name and address of the property owner.
- 4. **Contractor:** If a permit is being issued to a contractor, the name, contractor license number, state privilege tax number and the City of Peoria sales tax number must be provided. If the permit is being issued to an owner/builder, write "owner/builder" in this area.
- 5. **Owner/Builder Declaration:** If the property owner is doing all the construction work or will be hiring workers without employing a licensed contractor, it is an "owner/builder project" and this section must be signed. It waives licensing requirements for owners.

The state law requires a licensed contractor to perform the work on all rental properties. This portion of the form can be signed by the owner, lessee, tenant, architect, engineer, or an agent of any of these.

- 6. **Applicant Signature:** This statement may be signed by the contractor, owner or agent.
- 7. **Building Permit Fees:**
The fee for a building permit depends on the size of your project. For patio enclosure, the fee will be based on the square footage. Fee schedules are at www.peoriaaz.gov/building.

Phone Numbers:

Building Safety Division.....	623-773-7225	Engineering Department.....	623-773-7600
Automated Inspection Request	623-773-7220	Planning and Zoning Division....	623-773-7200

REQUIREMENTS FOR AZ ROOMS, NON-HABITABLE ROOM, PATIO, PORCHES, LANAIS WITH SCREEN OR PLEXI-GLASS WINDOWS

2006 IRC APPENDIX H

SEE SAMPLE CALCULATIONS

YOUR CALCULATIONS			
WALL	AREA BELOW 6' - 8"	65% MIN. REQ. OPEN AREA PER WALL	OPEN AREA PROVIDED
A	6.6' X _____ = _____ SF	_____ X .65 = _____ SF	
B	6.6' X _____ = _____ SF	_____ X .65 = _____ SF	
C	6.6' X _____ = _____ SF	_____ X .65 = _____ SF	

- Open area of longest wall and one other must equal or exceed 65% of the area of each wall below the height of 6' 8".
NOTE: Three (3) walls cannot be used to achieve the required open area.
 - Open area may be enclosed with insect screen or readily removable translucent or transparent plastic (plexi-glass) not more than 1/8" thickness.
 - Windows required for light and ventilation for the dwelling may open into "enclosed patio cover".
 - A bedroom window required for emergency rescue **may not** open into enclosed patio cover.
 - Roof live load may be 10 lbs/s.f.
 - A patio cover may be supported on a 3 1/2" minimum thickness concrete slab provided that columns do not support more than 750 lbs. each (approximately 45 sq. ft. of roof area).
 - All wood members must be raised a minimum of 6" above finish grade of earth.
 - All receptacle and switch boxes must be weatherproof type and all receptacle outlets must be ground fault protected.
- MOBILE HOMES**
- Electrical service for this room must be from the site electrical pedestal or power pole and not from the mobile home sub-panel.

NOTE:

ALL RAISED DECKS ARE REQUIRED TO HAVE PERMANENT FOUNDATION AS PER THE INTERNATIONAL RESIDENTIAL CODE.

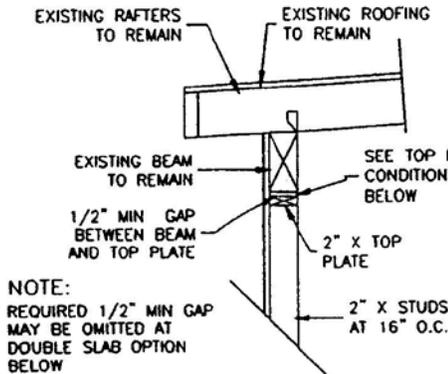
SAMPLE CALCULATION

WALL	AREA BELOW 6'-8"	65% MIN. REQ. OPEN AREA PER WALL	OPEN AREA PROVIDED
A	6.6' X 8' = 52.8 SF	52.8 X .65 = 34.3 SF	1-7' X 5' SCREEN
B	6.6' X 16' X 105.6 SF	105.6 X .65 = 68.6 SF	1-14' X 5' SCREEN
C	6.6' X 10' = 66 SF	66 X .65 = 43.9 SF	1-9' X 5' SCREEN

SPECIFICATIONS FOR
NONBEARING INFILL WALL
 CITY OF PEORIA BUILDING INSPECTION DEPARTMENT
 8401 WEST MONROE STREET, PEORIA, ARIZONA 85345



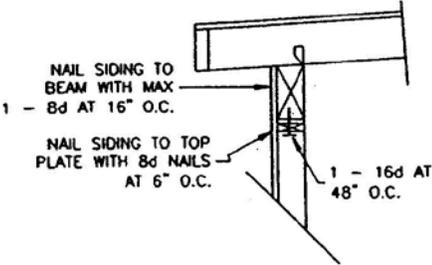
REVISED 2/22/00



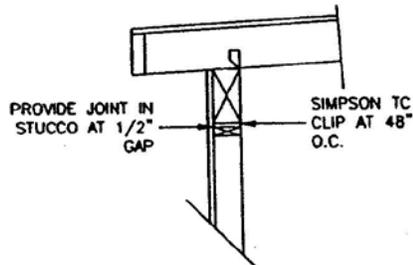
NOTE:
 RAFTERS MAY NOT BE ADEQUATE TO CARRY THE NEW DEAD LOAD OF GYP. BOARD CEILING.

NOTE:
 REQUIRED 1/2" MIN GAP MAY BE OMITTED AT DOUBLE SLAB OPTION BELOW

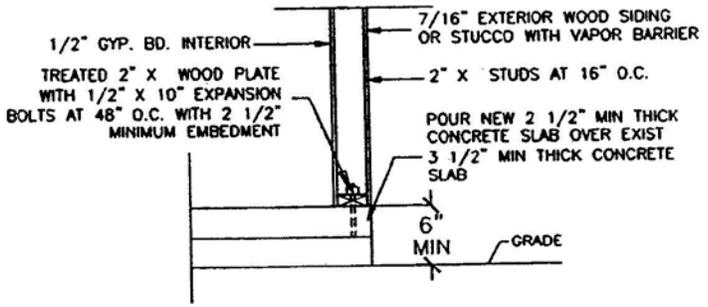
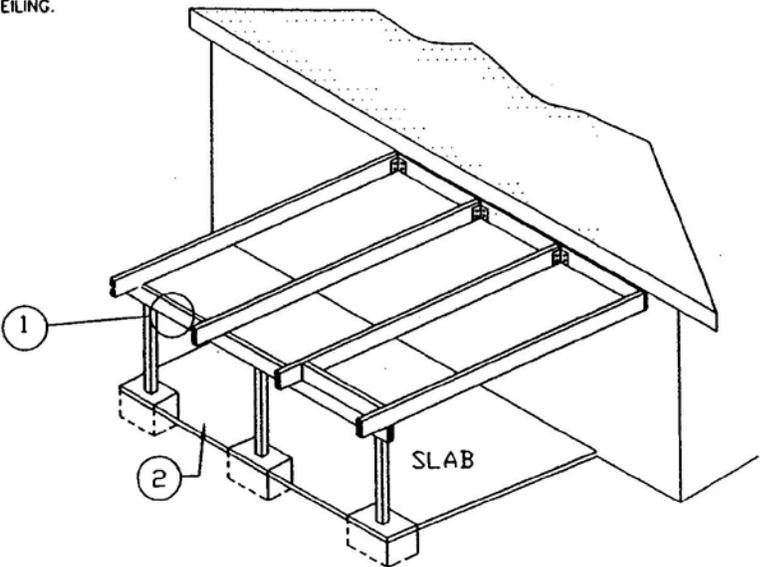
TOP PLATE AT WD BEAM ①



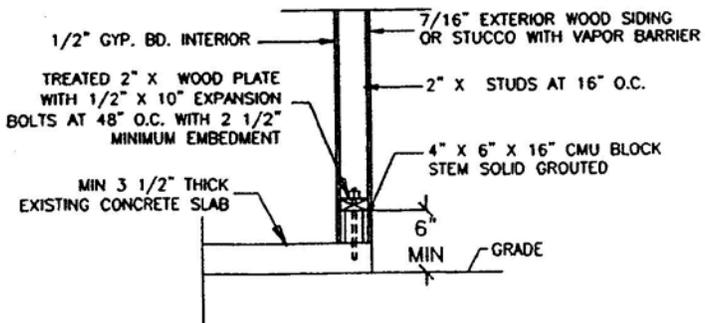
TOP PLATE AT SIDING ①



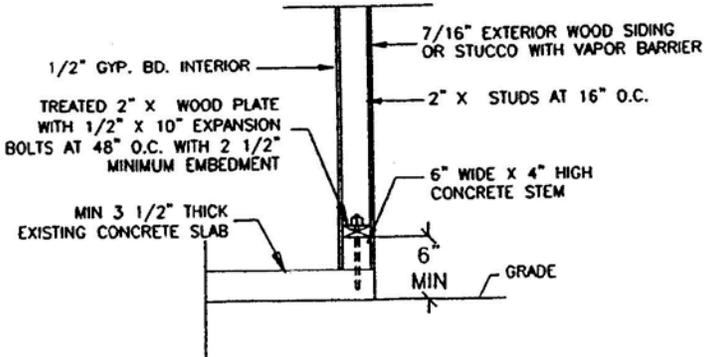
TOP PLATE AT STUCCO ②



DOUBLE CONCRETE SLAB ②
 OPTION 1



MASONRY STEM WALL ②
 OPTION 2



CONCRETE STEM WALL ②
 OPTION 3