

COMMUNITY DEVELOPMENT
640 Fifth Street
Lincoln, CA 95648
(916) 645-3320

PATIO COVER REQUIREMENTS

Patio covers must be reviewed and approved for their location, size, lot coverage and type of construction. The Planning Department reviews patio covers for compliance with the City's Zoning Ordinance or Standards for a Specific Plan Area (e.g. Del Webb, Verdera, etc.) and other applicable regulations. The Building Department reviews the structure for conformance with the Building Code as well as other State and Local regulations governing construction practices. ***You are responsible for submitting your application with the prior approval of your homeowner's association where applicable. Your plans must be stamped by the association prior to being submitted.***

Obtaining the Building Permit:

Submit a completed building permit application and scaled plot plan and supporting construction details (3 copies) to the Community Development Department. The plans must be organized into three complete sets. The plot plan must indicate where the patio cover will be located in relationship to existing structures on the site. Provide all dimensions to the existing structures and the new patio cover. Dimension all property lines and include a north arrow with your street name and address.

Provide details of construction for the patio cover which shall include:

- Front and side elevations, indicate roof pitch (i.e., 3:12 etc.) and overall height and width of the proposed structure. Indicate any doors, windows and overhangs if applicable.
- Provide size and type of materials, posts bases, bolts, straps, and nailing for all connection points.
- Type of roof covering.
- For patio "enclosures" with roof and walls, provide floor plan showing adjacent rooms indicating room use, all openings including windows location and size.
- Note that design wind speed is 80 mph, Soil/1000 psf and Seismic Zone 3 per Building Code requirements.
- Provide Registered Engineer's approval if the design is considered non-conventional or it is pre-engineered.

After the plans have been reviewed there may be comments or clarifications needed to insure your plans are in compliance with applicable regulations. Once all issues have been resolved or if there are no clarifications required, a representative of the Community Development Department will contact you in order to provide you with information regarding picking up your permit. There will be a fee collected in order to provide for plan review and inspection work. If you have any questions regarding this information, please do not hesitate to contact the Community Development Department and ask for assistance.