



CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

1001 West Center Street • Manteca, CA 95337 • FAX (209) 923-8955
Building Safety Division (209) 456-8550 • Community Development/Planning Division (209) 456-8500

ICBO Patio Covers

NOTE: Check with your homeowners' association and architectural review committee for Conditions, Covenants & Restrictions (CC&R's). The City of Manteca has no regulatory authority to enforce or notify permit applicants of CC&R requirements, nor deny permits for non-compliance.

SUBMITTAL REQUIREMENTS FOR ICBO PATIO COVERS

- Provide a fully-dimensioned, to-scale plot plan of existing house, showing location and dimensions of proposed patio cover(s).
- Specify if cover is solid or lattice. If it is a combo, specify dimensions of both solid and lattice sections.
- Specify amount of overhang.
- Include the ICBO report with the plan submittal.
- Are there any modifications to the ICBO report? (None are permitted).
- Is the correct plan being submitted? For instance, is the submittal for a lattice cover, but the plans show a solid cover?
- Does each sheet contain an ICBO report number? Is it the same number for all pages?
- Ensure all appropriate details are clearly yellow-highlighted (not just circled) on the ICBO plans. Do they match what will be constructed?
- Is the tributary width correct? (Width should be $\frac{1}{2}$ the distance from the beam to the supporting wall plus the overhang) Must include a tributary width table.
- Does the spacing of the columns on the plot plan match those on the ICBO report?
- Is the beam size highlighted? Does it match the tributary width?
- Is a footing required? (This is normally on the column spacing table)
- Is the patio freestanding or attached to the house? (Plot plan must match ICBO report submitted)
- Is the correct rafter span shown in the rafter span table? (Normally 10 PSF Live Load)
- Is the height of the patio greater than that permitted for the span? (For instance, the rafter span table of the drawing shows a maximum height of 10'-0")
- Is any electrical being added to the patio? Wiring diagram will be required for all electrical runs. Check with Building Safety Division for specific requirements if adding a ceiling fan.

ICBO PATIO ENCLOSURES FOR EXISTING WOOD PATIOS

An applicant can place walls shown in an ICBO Evaluation Report for a patio enclosure on the perimeter of an existing wood patio roof provided the following conditions are met:



- The design must be prepared by a licensed engineer.
- The details shown in the report that relate to the project must be bubbled.
- The engineer must provide details and supporting structural calculations for the connections from patio walls to the existing structure
- The existing patio structure cannot be supported by the enclosure shown in the ICBO report.
- All requirements related to the use of solid panels in the ICBO report would apply.
- All notes on the ICBO report relating to the walls would apply.
- The enclosure walls must comply with appendix section AH102 "Enclosure shall be permitted to be of any configuration provided the open area of the longer wall and one additional wall is at least 65% of the area below a minimum of 6'-8" of each wall, measured from the floor. Openings may be enclosed with insect screening or plastic that is readily removable translucent or transparent plastic not more than 0.125 in thickness (or tempered glass complying with the ICBO report)