

Residential Remodel Building Permit Requirements **Patio Enclosure, Sunroom, or Greenhouse (unheated)**

1. All patio covers shall comply with 2015 IRC Appendix H – Patio Covers per adoption.
2. Attach the following to the online application:
 - a. Site Plan: submitted for permanent records, must show the location of all proposed construction, and all clearances in relation to property lines, and any other structures currently on the property.
 - b. Soils Test Report: including an original stamp and signature by the engineer, or a stamped “open hole” inspection verification letter.
 - c. Building Guide: Please refer and attach the [Colorado Chapter of the International Code Council Building Guide – Single Family Residential Enclosing Existing Patio Covers](#) as an aid in proper permit submittal requirements, though additional details may be required.
 - d. CDPHE Asbestos Testing: Confirm CDPHE requirements for asbestos testing; if testing required, CDPHE release to be provide before release of permit.
 - e. Existing House Plan: showing all adjacent room areas to verify that the addition is not creating a non-compliant condition. Any garage walls that will now become part of the enclosure must be brought up to compliance with Sections R302.5, R302.6 and Table R302.6 including any garage doors that now open into the enclosure.
 - f. Construction Plan: Complete sets, (foundation, framing, demolition, floor, & roof plan, elevations), drawn to scale (1/4" = 1'-0"), showing all work that is proposed, including existing adjacent rooms.
 - i. The proposed use and dimensions each room, window and door sizes, all framing specifications, (header sizes and type, wall, floor and roof framing member sizes, lumber type, on center spacing, siding or wall covering type, etc.) roof sheathing thickness and type, shingle type, roof pitch, and the square footage of the enclosure.
 - ii. Legible, un-expired ICCES reports, clearly identifying on the plans the design criteria used and which components of the pre-approved assembly are to be used.
 - iii. Complete details for any decks, steps and landings that are to be installed on site.
 - iv. All components must be inspected prior to concealment.

- v. Document code compliance for all components that may be less than 18" above grade.
 - vi. Existing doors-windows must remain in place, as this is a non-heated, non-habitable structure. Removal of doors-windows voids approvals and requires revisions.
 - vii. Construction Plan reflects compliance with the 2015 IRC, Arapahoe County Design Criteria, and county adopted amendments. Design criteria of 30 psf roof snow load, Wind speed is a minimum 115 mph V-Ultimate Design Speed, Seismic Design Category "B", Frost Depth 36".
- g. Complete Foundation and Framing Plans: stamped and signed by a Colorado registered architect or engineer. Plans must show location and size of footings / caissons and foundation walls - also placement, size and grade of all reinforcement, and the design criteria used for the foundation. Clarify how the new foundation is to be anchored to the existing foundation, if applicable.
- h. Attached unheated GREEN HOUSES, PATIO ENCLOSURES and STORAGE SHEDS are not deemed to be "habitable", but are required to have an engineered foundation system based on a new or existing soils reports, or "open hole" soils verification by the engineer. This requirement is to help ensure that the structure is properly designed to reduce possible "movement" of the structure that could be detrimental to the existing residence or to the wall / glazing components of the new structure.
- i. Pre-Engineered Trusses: Stamped engineered trusses and truss layout for review, and approval. (May be deferred with approval from Building Official)
- j. Electrical: Provide electrical device and lighting layout; compliance per NEC 2020.