

Residential Remodel Building Permit Requirements

Patio Cover

1. Attach the following to the online application:
 - a. Provide a clear description of the work; including any electrical devices to be provided - lighting, power, infrared heaters, etc.
 - b. Building Guide: Please refer to and use (as applicable) the [Colorado Chapter of the International Code Council Building Guide – Single Family Residential Patio Covers and Carports](#) as an aid in proper permit submittal requirements, although additional details may be required
 - c. Site Plan: Submit for permanent records. Site plan must clearly indicate the location of all proposed construction and all clearances in relation to property and any other structures currently on the property. Contact the Zoning Division for setbacks, and submittal requirements.
 - d. Construction Plan: Drawn to scale, showing all work that is proposed, including but not limited to:
 - i. The plans must clearly indicate the spans of ALL framing members (per IRC Tables), joists from wall to beam, cantilever length, beam span from post to post, etc.
 - ii. All framing specifications, including the type of lumber being used, the size of the dimension lumber and on center spacing of all framing members.
 - iii. The plans must clearly indicate the spans of ALL framing members, the rafters and ceiling joists from wall to beam, rafter tail overhang length (2' maximum), beam span from post to post, etc.
 - iv. Provide specific details regarding the beam construction, whether it is solid sawn, a built-up beam (multiple members nailed together as a beam), or one member on each side of the posts (which is not calculated as a beam), etc.
 - v. Provide details regarding how the ledger is to be attached to the house, including the bolt type, diameter, length and on center spacing.
 - vi. Indicate the specific type and size of the joist hangers to be used.
 - vii. Indicate how the posts are to be anchored to the piers and to the beam.
 - viii. Indicate the diameter and depth of the pier footings (12" X 36" minimum unless Colorado stamped engineered details are provided).
 - ix. Indicate the total square footage for the roof structure being built.

- x. Detail/indicate the roof slope, type and thickness of roof sheathing, type of roofing material, where there is to be flashing and gutters / downspouts
 - xi. Provide an elevation showing all dimensions and walking clearances under beams.
 - xii. Detail whether there is to be any type of ceiling material installed on the bottom of the rafters or ceiling joists.
 - xiii. New roof components must be adequately anchored and bear upon existing house rafters or be provided with a roof ledger/nailer to support new framing.
 - xiv. Indicate any skylights, size and location (as applicable)
 - xv. All components must be inspected prior to concealment.
- e. A Colorado licensed engineers stamp may be required (not limited to) for the following items:
- i. Deck roof covers integrated into existing deck structure
 - ii. Prefabricated wood roof trusses
 - iii. Covers designed outside the prescriptive requirements & tables of the 2015 IRC; beam or member sizes not listed in Tables
 - iv. Covers requiring concrete tile roofing