



Patio Covers and Enclosures

Development Services Department
777 B Street Hayward, CA 94541
510.583.4140

PERMIT REQUIREMENTS

A building permit is required for the installation of a patio cover or a patio enclosure. A patio cover does not have walls and is usually built with standard lumber. Patio enclosures have walls, but are still considered as outdoor space.

PLANNING REVIEW

Before a patio cover or enclosure project can be approved, the City of Hayward Planning Division must review the size and location of the proposed structure for compliance with setback and size limitations. This can be verified by bringing a sketch of the proposed structure to the permit center that clearly shows the size and location of the structure relative to the property lines.

DRAWINGS

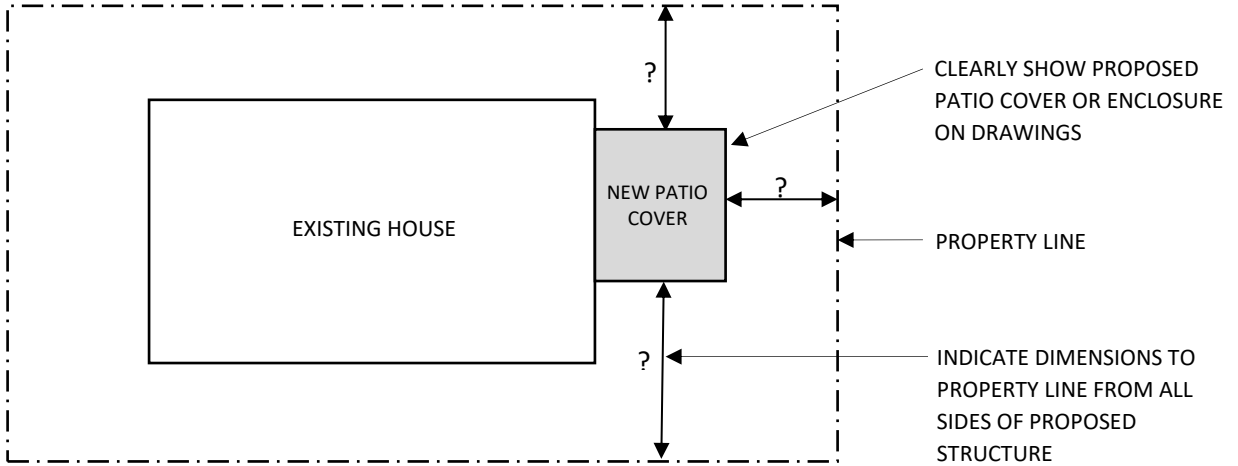
Once the planning department has given an approval for the placement of the structure, the following drawings are required in order to obtain a building permit:

- A site plan, drawn to scale, that shows the existing property lines, existing house, location and size of proposed patio cover and dimensions.
- A section showing the attachment details, slope of roof and foundation. Flashing, roofing materials, connection hardware and lumber grades must be indicated.
- A framing plan indicating the size and spacing of lumber. The lumber spans must comply with California Residential Code.
- See Reverse for sample drawings and a summary of basic code requirements.***

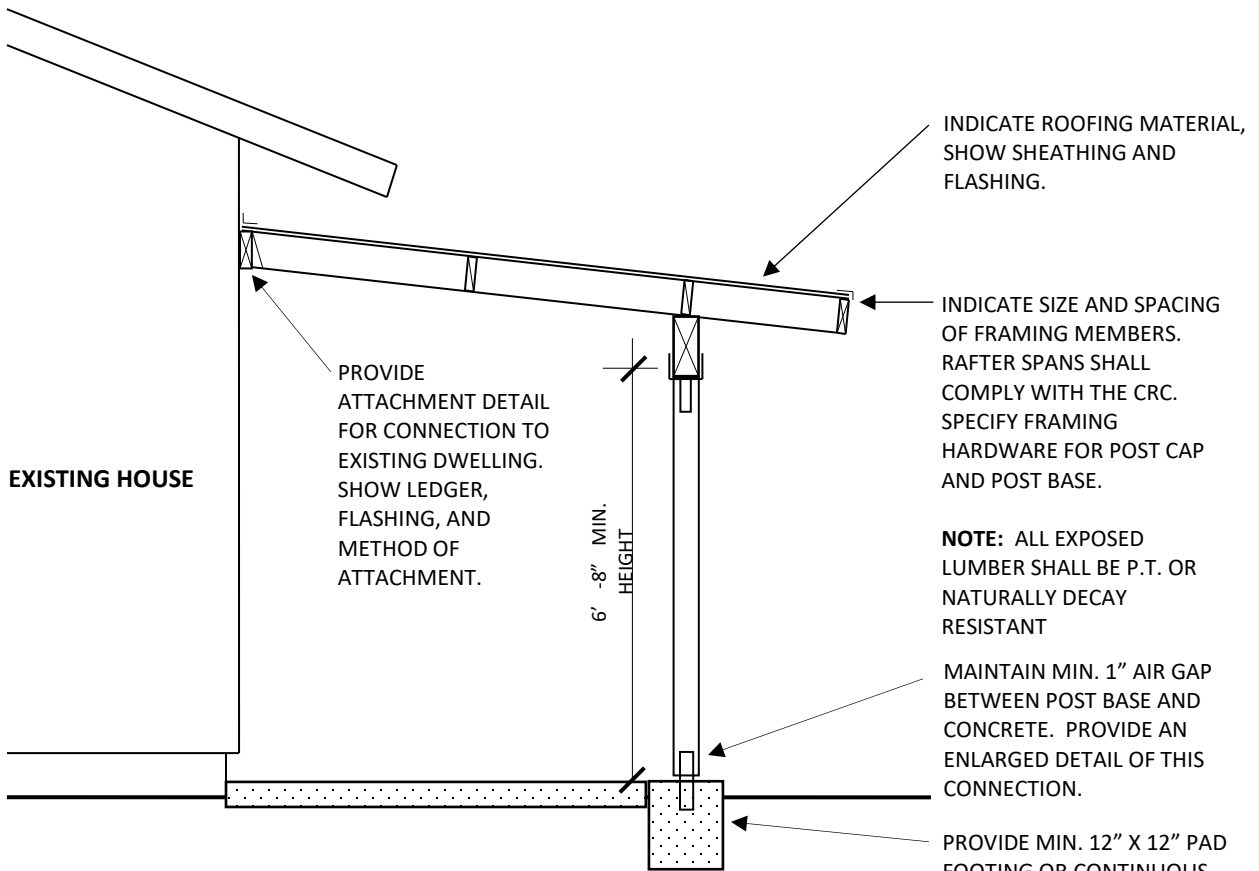
PATIO ENCLOSURE CHECKLIST

*Additional structural requirements for patio enclosures are found in the **California Residential Code Appendix H.***

- Patio enclosure must be no more than 12' tall and a single story
- The patio enclosure must not be put in front of a bedroom egress window
- The longest wall and one additional wall of the patio enclosure must be at least 65% open in the area 6'-8" above the ground. The openings can be screens, acrylic panels not more than 1/8" thick, or glass.
- Glass will need to meet safety glazing requirements as indicated in **CRC R308.**



SITE PLAN: Draw a site plan to scale that clearly indicates the size and location of the patio cover.



SECTION: Draw an overall section and provide enlarged details for each key assembly noted above. Patio Enclosures will also require elevations to show open or glazed area and doors.