



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential Patio Covers & Carports

How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and for additional requirements. Draw to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*).

1 Complete this Building Guide by filling in the blanks on page two, and indicating which construction details will be used.

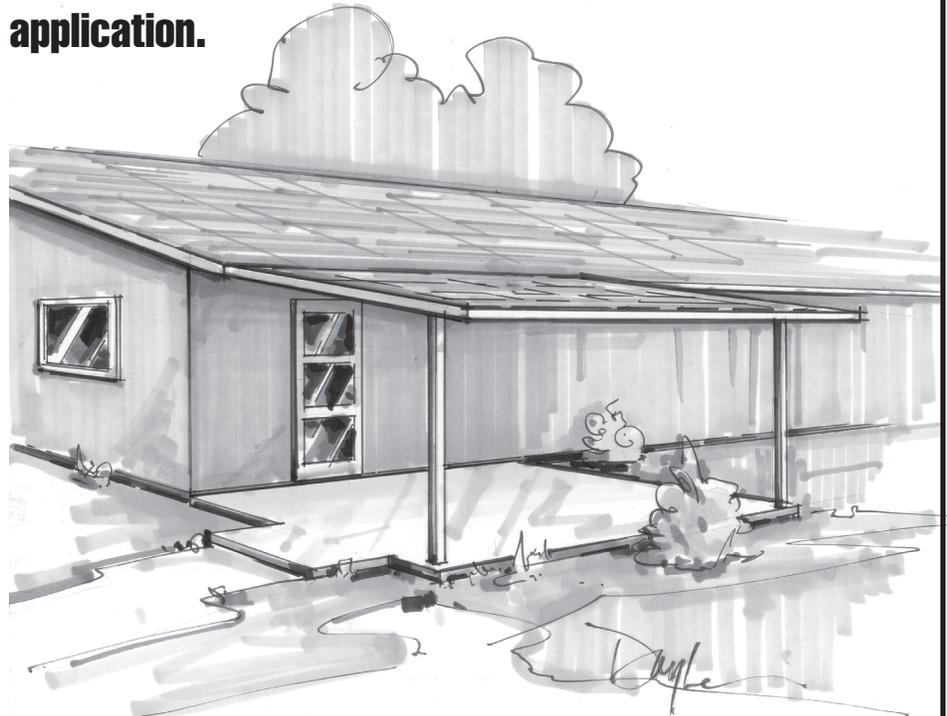
2 Provide 2 Plot Plans (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale. See Page 2

3 Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.

<http://www.coloradochaptericc.org>



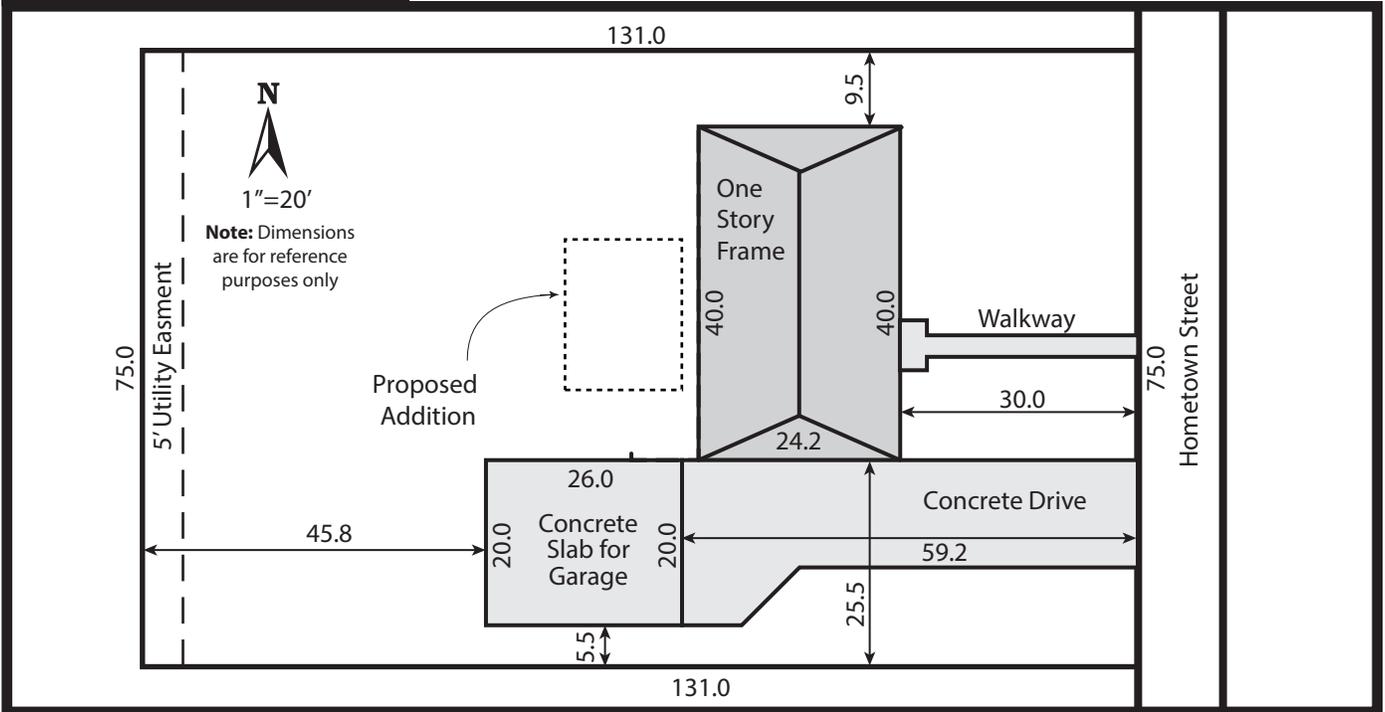
This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.



20120 Mainstreet, Parker, CO 80138
Phone 303-841-1970 email building@parkeronline.org

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Site Plan Example



Note: Manufactured homes require independent/self supported patio structure

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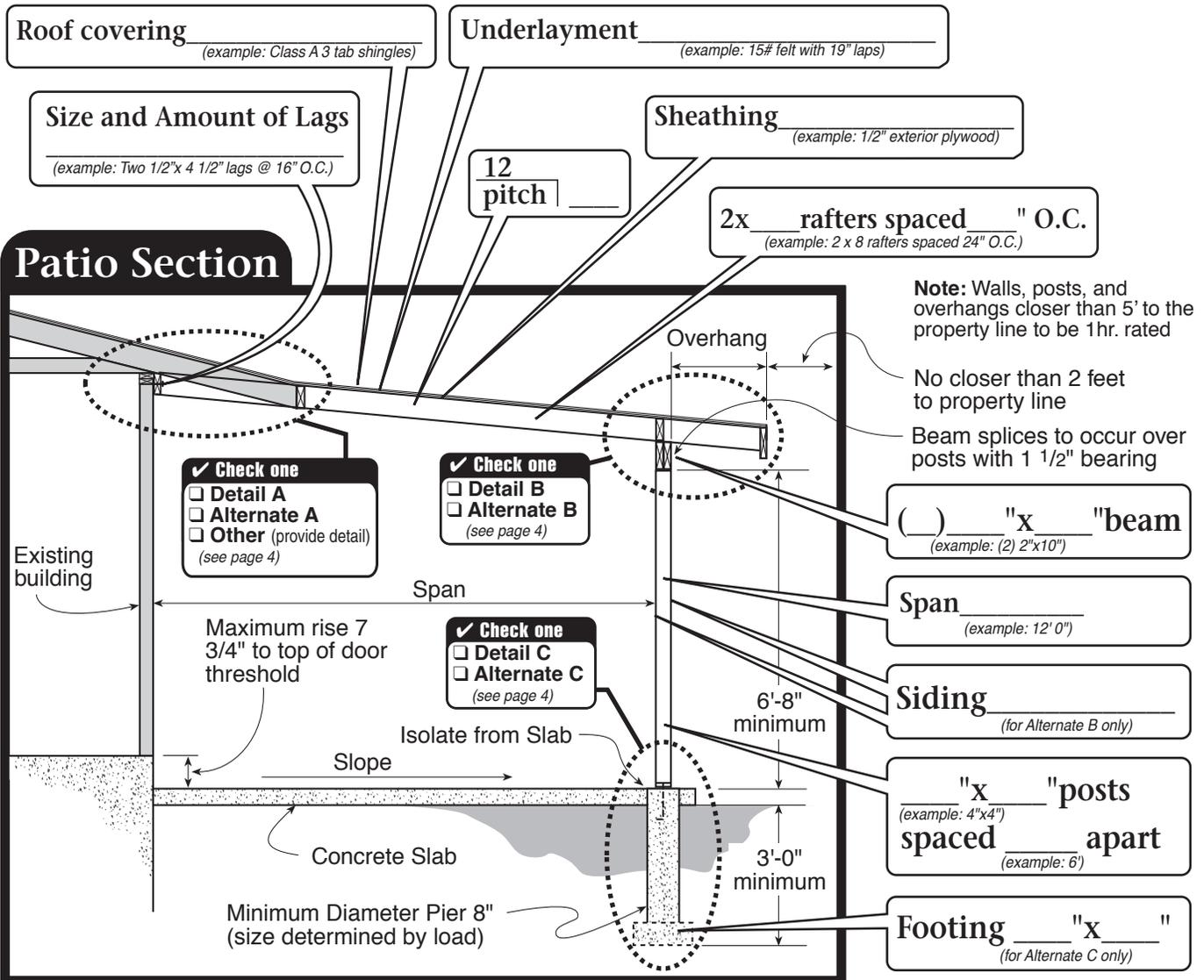
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Directions

Address: _____

1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes which details from page 4 will be used. Please note if any of the sides of your carport addition are closer than 5'-0" to the property line, that side of the carport must be enclosed with a solid 1 hour fire rated wall as shown in Alternate Details B and C. You must however, keep at least two sides of the carport open to conform to the building code requirements. Zoning approval is required.
3. Roofing to be installed per manufacturer's instructions, including low slope application and required inspections made.



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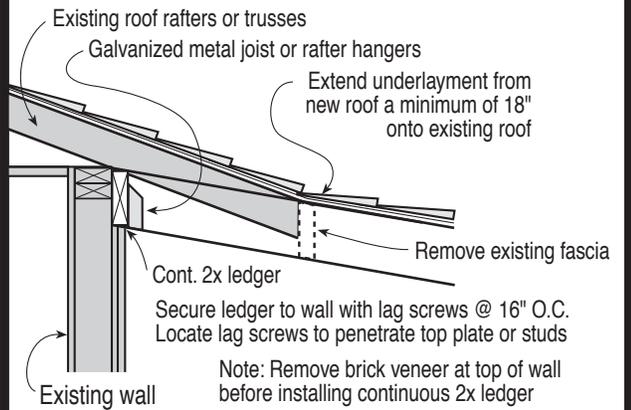


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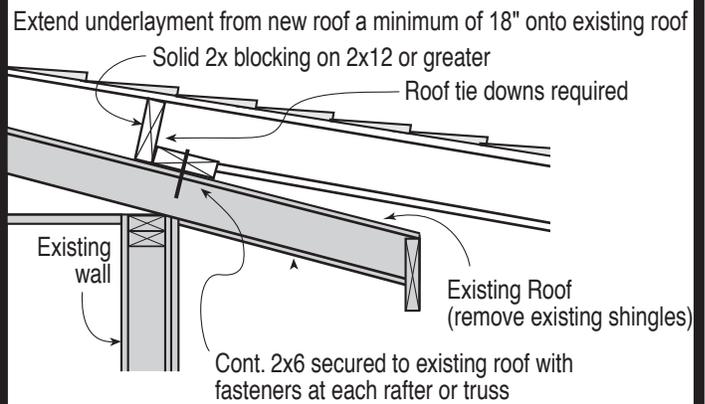
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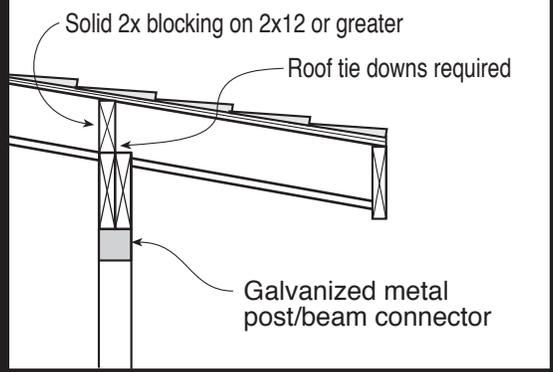
Detail A



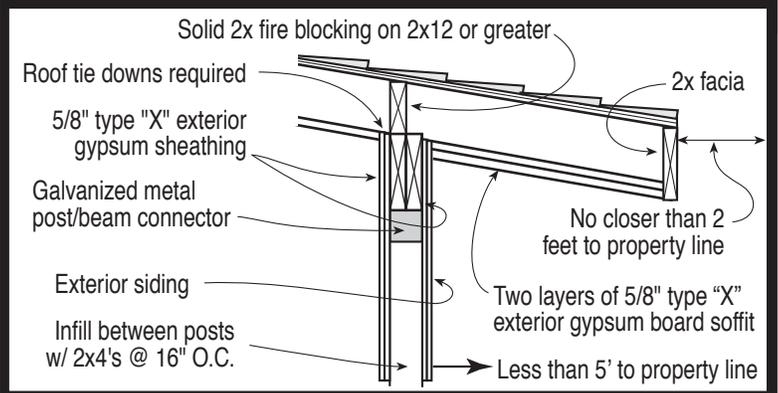
Alternate Detail A



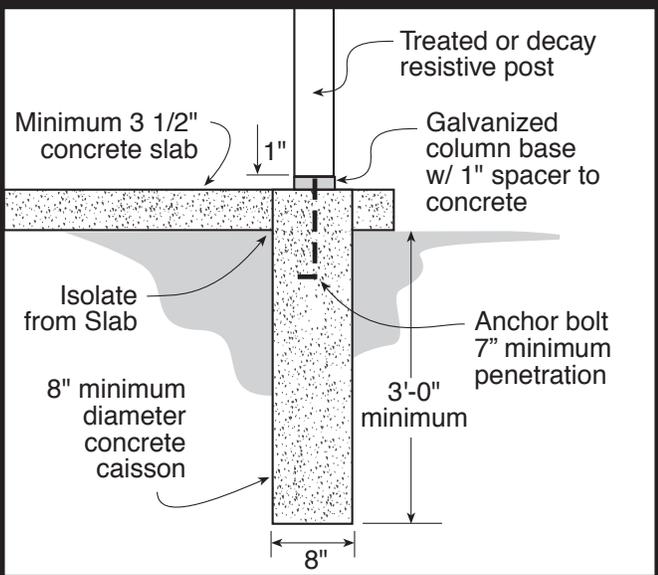
Detail B



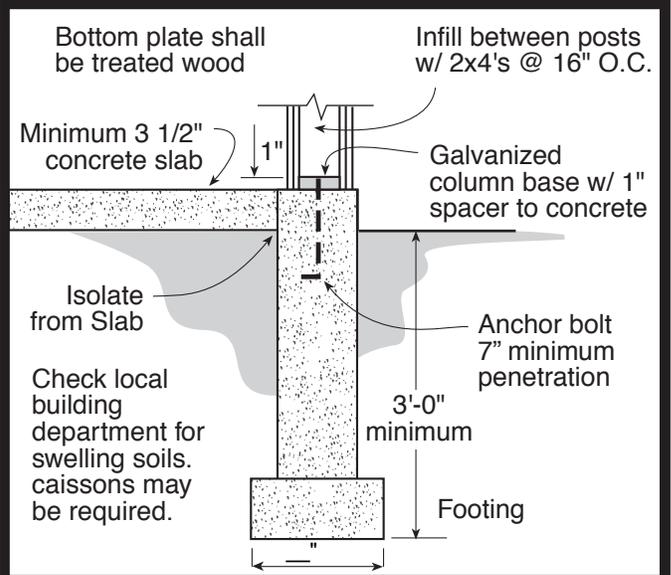
Alternate Detail B - 1 Hour Wall



Detail C



Alternate Detail C - 1 Hour Wall



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C O L O R A D O

Deck & Patio Cover Inspection Request

(Also Includes Pergolas, Gazebos, Shade Structure, Sheds, etc....)

The following inspections are required:

1. Caissons/ Footings – open hole before filled with concrete
2. Structural Frame and safety glazing IRC 308 – after columns, joists, beams, ledger, and connections have all been completed
If the deck will be built over an existing basement window or window well(s) then:
 - a. There must be a framed opening the same size or larger than the existing window well.
 - b. The opening cover must be made to provide for natural light, ventilation and egress requirements. A metal grate with sufficient openings and strength would be allowed.
3. Final Building and safety glazing IRC 308 – after decking /handrails /guardrails/roof coverings have been installed

Decks-any electrical installed on/within a deck will require a separate electrical permit obtained and all inspections approved, rough and final.

Patio Covers-if there is electrical indicated on your plans for lights, fans, outlets, etc... then no additional permit is required. If any electrical is added after the issuance of the patio cover permit then a separate permit must be obtained and all required inspections completed.

To schedule an inspection visit www.parkeronline.org/etrakit3/

You will need to provide the following information:

1. Contractor/Public user ID and password
2. Click on My Dashboard
3. Click on the Permit number
4. Click on the date of the inspection request
5. Click on the type of inspection

Inspections are scheduled the next business date (unless otherwise instructed) for all inquiries received before 3:30PM the day the request is initiated.

NOTE: **HOMEOWNERS ONLY** RECEIVE A THREE HOUR WINDOW (ESTIMATED TIME OF ARRIVAL) PROVIDED THEY CALL BETWEEN 8:30AM -9.00AM THE MORNING OF SCHEDULED INSPECTION AND TALK TO THE ASSIGNED INSPECTOR.