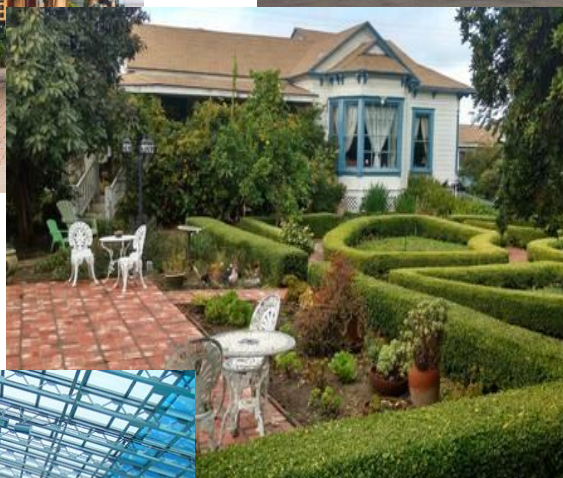


# Building Plan Submittal Process Handbook



## City of Lompoc Building and Safety Services Section

100 Civic Center Plaza

Lompoc, CA 93436

Phone: 805-875-8220

Fax: 805-875-8198

24 Hour Inspection Line: 805-875-8231



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## **ATTENTION**

### **BUILDING CODE CHANGES TOOK EFFECT ON JANUARY 1, 2017**

Beginning on January 1, 2017, the City of Lompoc, Building and Safety Services Section implemented the 2016 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations). All projects submitted before or on December 31, 2016 are permitted to comply with the 2013 Edition of the California Building Standards Code.

### **CALIFORNIA BUILDING STANDARDS CODE CHANGES TOOK EFFECT ON JANUARY 1, 2017**

Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the California Building Standards code and Uniform Housing Code apply to local construction 180 days after publication.

#### **The California Building Standards Code consists of the following 12 parts:**

- Part 1 California Administrative Code (CAC)
- Part 2 California Building Code (CBC)
- Part 2.5 California Residential Code (CRC)
- Part 3 California Electrical Code (CEC)
- Part 4 California Mechanical Code (CMC)
- Part 5 California Plumbing Code (CPC)
- Part 6 California Energy Code (CEEC)
- Part 7 (Currently Vacant)
- Part 8 California Historical Building Code (CHBC)
- Part 9 California Fire Code (CFC)
- Part 10 California Existing Building Code (CEBC)
- Part 11 California Green Building Standards Code (CALGreen)
- Part 12 California Reference Standards Code

All architects, engineers, designers, developers, owners and contractors **MUST** be familiar with the codes in effect at the time of plan submittal. The City of Lompoc, as required by State law, **CANNOT** approve projects that do not comply with the codes in effect at the time of plan submittal. All projects submitted before or on December 31, 2016 are permitted to comply with the 2013 Edition of the California Building Standards Code.

**For more information about state-mandated changes, visit [www.bsc.ca.gov](http://www.bsc.ca.gov).**

**For information related to the development of the California Building Standards Code, please visit the following State agencies or departments:**

CA Housing and Community Development – [www.hcd.ca.gov](http://www.hcd.ca.gov)  
CA Office of the State Fire Marshal – [osfm.fire.ca.gov](http://osfm.fire.ca.gov)  
CA Building Standards Commission – [www.bsc.ca.gov](http://www.bsc.ca.gov)  
CA Energy Commission – [www.energy.ca.gov](http://www.energy.ca.gov)  
Division of the State Architect – [www.dsa.dgs.ca.gov](http://www.dsa.dgs.ca.gov)

**For additional training information related to the 2016 Edition of California Building Standards Code, please visit the following organizations:**

California League of Building Official (CALBO) – [www.calbo.org](http://www.calbo.org)  
International Code Council (ICC) – [www.iccsafe.org](http://www.iccsafe.org)  
Green Technology – [www.green-technology.org](http://www.green-technology.org)  
California Building Industry Association (CBIA) – [www.cbia.org](http://www.cbia.org)  
American Institute of Architects (AIA), California Council – [www.aiacc.org](http://www.aiacc.org)  
California Energy Commission's Online Learning Center – [www.title24learning.com](http://www.title24learning.com)

**RESOURCES:**

The 2016 Edition of California Building Standards Code can be purchased directly from the International Code Council. For more information, please visit [www.iccsafe.org](http://www.iccsafe.org).



**City of Lompoc**  
**Building & Safety Services Section**  
100 Civic Center Plaza  
Lompoc, CA 93436  
Phone: 805-875-8220  
Fax: 805-875-8198



## **COMMERCIAL BUILDING PLANS SUBMITTAL REQUIREMENTS**

### **A. APPLICATION PROCESS**

A building permit application must be completed and a plan check fee must be paid at the time of submission. Each sheet of the plans and calculations must be signed by the architect or design professional as needed. Incomplete or inaccurate information may result in rejection or a delay in processing.

Upon submittal of your plans to the Building & Safety Services Section, plans may be routed to the following departments for plan review: Planning, Public Works, Fire Safety Division, etc.

You may call the Building & Safety Services Section at (805)875-8220 regarding your plan check status. Once comments are received from all reviewing departments, the Building & Safety Services Section will contact you and provide those comments to you for corrections. However, you may contact the reviewing department directly if you have any questions regarding their specific comments.

All new commercial/industrial construction requires site approval prior to submitting an application for a building permit. You may contact the Planning Department for assistance with questions regarding site approval at (805)875-8213.

Applicants for commercial/industrial projects must include a "Hazardous Materials Clearance Form". A list of regulated materials and the Hazardous Material Clearance Form are available at the Building Division.

Permits for restaurants, retail food stores, fruit stands, meat markets, bakeries, pet stores and commercial swimming pools require approval from the Santa Barbara County Health Department. For further information, please contact the Health Department at (805)681-4900. **NOTE: County Health Approval does not give the authorization to open for business. A Certificate of Occupancy is required from the Building Official prior to opening for business.**

### **B. REQUIRED PERMITS**

*The best way to determine if a proposed project requires a permit is to contact the Building & Safety Services Section at (805)875-8220.*

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure in the City of Lompoc, or cause the same to be done, without first obtaining a separate building permit for each such building or structure.

1. Building Permits are required for (but are not limited to) the following:  
New construction, alterations, additions, tenant improvements, accessory buildings where the floor area exceeds 120 square feet, carports, detached garages, patio covers, retaining walls, swimming pools, portable spas if not plug-connected, and fences over 6 feet in height.  
Section [A] 105.2 CBC.

2. Electrical Permits are required for (but not limited to) the following:
  - a. New electrical work.
  - b. Additions and alterations to existing wiring.
  - c. Equipment installations requiring special connection.
  - d. Electric signs.
  - e. Power poles.
3. Plumbing and Mechanical Permits are required for (but not limited to) the following:
  - a. New plumbing and mechanical installations.
  - b. Repairs and replacement of heating appliances and water heaters.
  - c. Removal and replacement of defective waste or vent pipes or any repairs requiring the rearrangement of valves, pipes or fixtures in the water or gas system.
  - d. Installation of lawn sprinkler valves and water softeners.
4. Demolition permits are required for ALL STRUCTURES that are to be demolished. A Santa Barbara County Air Quality Management District permit will be required prior to the issuance of a Building Division demolition permit. For applications and filing requirements please contact:

Santa Barbara County Air Pollution Control District  
 Phone: (805)961-8800    Email: engr@sbcapcd.org

### **C. PLAN REQUIREMENTS**

Each application for a Commercial Building Permit shall include a completed Permit Application form and plans and specifications as follows:

#### **1. New Commercial and Industrial**

- a. 3 Complete Sets of Plans (*stamped and signed by an architect or design professional, digital signatures acceptable when required*) including:
  - i) Site plan - showing streets, adjacent tenants, entrance and disabled access parking.
  - ii) Floor plan – show all door and window sizes and locations, label the use and occupancy of the building.
  - iii) Structural plan (including foundation, framing, roof plans, and details) as needed.
  - iv) Electrical plans - panel schedule, single line diagram, reflected ceiling plan.\*
  - v) Mechanical/Plumbing Plans\*\*

**\* Separate plan check submittals may be required for services greater than 400 amps.**

**\*\*For new roof mounted equipment, provide a roof plan with structural calculations to show that the existing roof is capable of supporting the proposed equipment.**

- b. 2 Sets of Energy Calculations (Title 24) - Env., Ltg., and/or Mech. (for conditioned space only).
- c. 2 Sets of Structural Calculations.
- d. 2 Geotechnical Reports.
- e. Hazardous Materials Clearance Form (available at Building counter).
- f. Disabled Access – Accessibility Plan

**NOTE:** A separate grading plan check submittal is required for all new construction projects and for existing building where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped and signed by a California Registered Civil Engineer. The Building Official, prior to the issuance of the building permit, must approved the compaction report and pad certification.

## 2. Tenant Improvements

- a. 3 Complete Sets of Plans inclusive of electrical, mechanical and plumbing (*stamped and signed by an architect or design professional, digital signatures acceptable when required*)
- b. 2 Sets of Energy Calculations (Title 24)
- c. 2 Sets of Structural Calculations (if applicable)
- d. 2 Geotechnical Reports (if applicable)
- e. Hazardous Materials Clearance Form

## 3. Signs

- a. 3 Complete Sets of Plans (can be 11" X 17" paper)

**NOTE: A Planning Approval for the Sign does not include the required Building Approval; verify that a Building Permit is applied for the installation of the sign.**

**Plans and specifications** shall be drawn to scale and printed on a minimum of 24" x 36" paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of all relevant codes, laws, ordinances, rules and regulations. There may be some minor projects which could be submitted on 11" X 17", please verify at the counter for size on a "case by case" basis.

### 1. Plans shall include:

- a. Owner's name and address
- b. Name, address, phone number and email address of person who prepared the plans (with signature)
- c. Assessor's parcel number (APN)
- d. Lot, block and tract numbers
- e. Site map
- f. Location of all utilities and easements
- g. Square footages divided into areas of dwelling and garage
- h. Location on lot
- i. Occupancy group and construction type
- j. Accurate contours and details of terrain and drainage (if applicable)

### 2. Information that must be shown for all new construction (if applicable) includes:

- a. The material, size and arrangement of the foundation
- b. Fireplace and chimney details
- c. A floor plan showing room size
- d. Location of electrical and plumbing fixtures and heating equipment
- e. Energy schedule (Title 24)
- f. Exterior elevations showing roof pitch, style and material
- g. Balconies
- h. Framing details of the structure such as size and grade of framing material, windows and any other information which may be required to provide sufficient data to show compliance with all codes applicable to the structure.

### 3. Grading plans are required to comply with the CALIFORNIA BUILDING CODE, CURRENT EDITION, APPENDIX J.

Deferred submittals may be subject to additional plan review fees. Commercial plan review checklists are available upon request.



## **D. APPLICABLE CODES**

1. California Building Code, Current Edition
2. California Plumbing Code, Current Edition
3. California Mechanical Code, Current Edition
4. California Electrical Code, Current Edition
5. California Fire Code, Current Edition
6. California Energy Code, Current Edition
7. California Green Building Standards, Current Edition

## **E. FEES**

Fees which must be paid prior to the issuance of permit may include but are not limited to:

1. Building Permit Fees: For a fee schedule or building valuation data sheet please call the Building & Safety Services Section at (805)875-8220.
2. Other Fees:
  - a. School District Fees: Call Lompoc Unified School District at (805)742-3200.  
Commercial projects:
    1. All new construction
    2. Additions (no minimum square footage)
  - b. **Public Works Fees:** Call the Public Works Department at (805)875-8269 for impact fees, water meter hook-up fees, encroachment permit fees, etc.
  - c. Fire Sprinklers and Fire Alarm Permit Fees: Call the Building & Safety Services Section at (805)875-8220.
  - d. Planning Division Fees: Call Planning Division at (805)875-8213.

## **OWNER-BUILDER**

If you plan to improve your property and employ persons other than your immediate family, the following information will be of benefit to you. State and Federal laws require that you:

1. Register with the State and Federal Governments as an employer.
2. Withhold and remit income tax for each employee.
3. Pay Social Security costs on each employee.
4. Withhold and remit Social Security costs for each employee.
5. Pay compensation insurance costs on each employee.
6. Withhold and remit Disability Insurance costs for each employee.
7. Pay Unemployment Insurance costs on each employee.

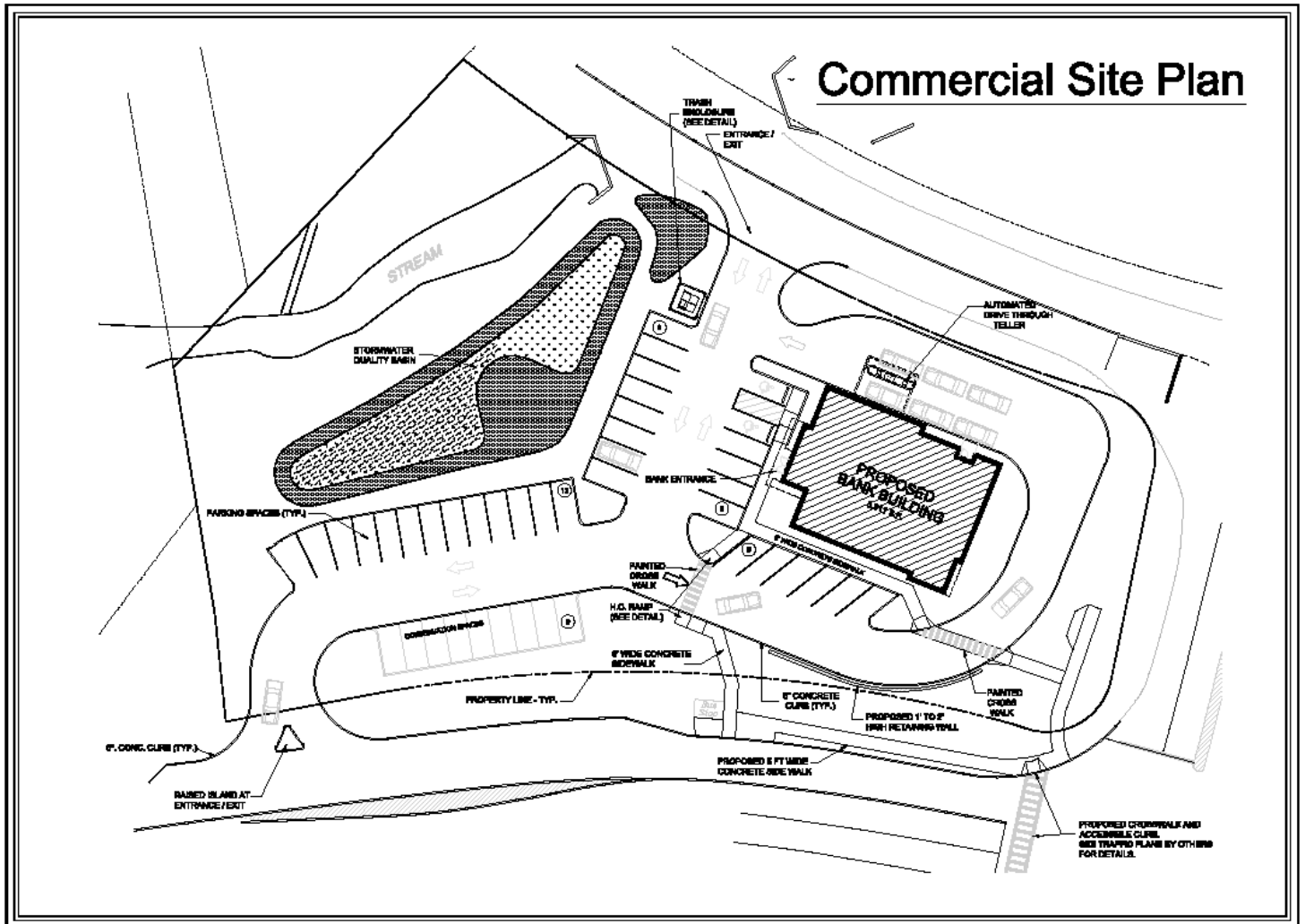
You may construct improvements for sale only under specific, limited conditions. You may construct improvements for rental-occupancy only under specific limited conditions. You may have portions of the construction built by a licensed contractor.

A business license must be issued by the City of Lompoc to each subcontractor, general contractor or supplier. Contact the Finance Department at (805)875-8241.

You may receive Information about lien laws and other construction matters by contacting the Contractors State License Board at (800)321-2752 or [www.cslb.ca.gov](http://www.cslb.ca.gov).

# SAMPLE SITE PLAN

(Not to be used for actual drawings)



## Please provide and observe the following:

1. Maximum 30" x 42" sheet size. Three sets of plans (minimum) are required. Plans are to be drawn neatly and must be legible. Fill sheet with site plan and do not use paper edge for property lines.
2. Clearly show all proposed and existing construction with complete dimensions. Include lot size (width, depth, shape, grade, orientation to streets), surrounding property uses (residential, commercial, vacant, etc.) and building Setbacks (front, side, and rear setbacks).
3. Show landscaping, buffer yards and fences. All plant material and/or fence must be shown.
4. Site Map
5. Indicate the developer's name, address, phone number, APN, and legal description of the lot.
6. Date site plan was drawn
7. Scale of plan
8. Number of parking spaces and Accessibility
9. Indicate the utility providers - water, sewer, and electric
10. Number of apartment/residential units (if applicable)
11. Location of exterior lights

12. Location of existing/proposed sign
13. Churches & restaurants - number of seats in each
14. Drainage

**Note: All dimensions shown on this sample plan are for reference only. Your site plan must show the actual dimensions for the lot located at the address referenced. Be sure to include all setback dimensions.**

If this Guide does not answer your questions, you may contact the Building & Safety Services Section for additional information. Office hours are from 9 am to 5 pm., Monday through Friday.  
Phone: (805)875-8220, Fax: (805)875-8198.



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100 Civic Center Plaza  
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Fax: 805-875-8198



## **RESIDENTIAL BUILDING PLANS SUBMITTAL REQUIREMENTS**

### **A. APPLICATION PROCESS**

A building permit application must be completed and a plan check fee must be paid at the time of submission. Each sheet of the plans and calculations must be signed by the architect or design professional as needed. Incomplete or inaccurate information may result in rejection or a delay in processing.

Upon submittal of your plans to the Building & Safety Services Section, plans may be routed to the following departments for plan review: Planning, Public Works, Fire Safety Division, etc.

You may call the Building & Safety Services Section at (805)875-8220 regarding your plan check status. Once comments are received from all reviewing departments, the Building & Safety Services Section will contact you and provide those comments to you for corrections. However, you may contact the reviewing department directly if you have any questions regarding their specific comments.

### **B. REQUIRED PERMITS**

*The best way to determine if a proposed project requires a permit is to contact the Building & Safety Services Section at (805)875-8220.*

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure in the City of Lompoc, or cause the same to be done, without first obtaining a separate building permit for each such building or structure. Section R105.1 CRC.

Please note that most permitted work will require clearances and or approvals from other Departments and or Agencies. Planning Approval does not constitute full approval of any construction project.

1. Building Permits are required for (but are not limited to) the following:  
Additions, alterations, accessory buildings where the floor area exceeds 120 square feet, carports, detached garages, patio covers, retaining walls, swimming pools, portable spas if not plug-connected, attached decks and detached decks that are more than 200 sf and more than 30" in height above grade at any point, and fences over 6 feet in height.
2. Electrical Permits are required for (but not limited to) the following:
  - a. New electrical work.
  - b. Additions and alterations to existing wiring.
  - c. Equipment installations requiring special connection.
  - d. Electric signs.
  - e. Power poles.

3. Plumbing and Mechanical Permits are required for (but not limited to) the following:
  - a. New plumbing and mechanical installations.
  - b. Repairs and replacement of heating appliances and water heaters.
  - c. Removal and replacement of defective waste or vent pipes or any repairs requiring the rearrangement of valves, pipes or fixtures in the water or gas system.
  - d. Installation of lawn sprinkler valves and water softeners.
4. Demolition permits are required for ALL STRUCTURES that are to be demolished. A Santa Barbara County Air Quality Management District permit will be required prior to the issuance of a Building Division demolition permit. For applications and filing requirements please contact:

Santa Barbara County Air Pollution Control District  
Phone: (805)961-8800    Email: engr@sbcapcd.org

### **C. PLAN REQUIREMENTS**

Each application for a Building Permit shall include a completed Permit Application form and plans and specifications as follows:

- 1. Single/Multiple Family Dwellings and Residential Additions**
  - a. 3 Complete Sets of Plans (*stamped and signed by an architect or design professional, digital signatures acceptable when required*)
  - b. 2 Sets of Energy Calculations (Title 24) as needed
  - c. 2 Sets of Structural Calculations when needed or required
  - d. 2 Geotechnical Reports when needed or required
  - e. 2 Sets of Truss Calculations (if applicable)
  - f. 2 sets of any other documentation presented as part of construction documents.
- 2. Residential Remodels**
  - a. 3 Complete Sets of Plans
  - b. 2 Sets of Energy Calculations (Title 24) as needed.
  - c. 2 Sets of Structural Calculations (if applicable)
  - d. 2 sets of any other documentation presented as part of construction documents.
- 3. Residential Master Plans (applicable for Tract Homes)**
  - a. 3 Complete Sets of Plans (*stamped and signed by an architect or design professional, digital signatures acceptable*)
  - b. 2 Sets of Energy Calculations (Title 24)
  - c. 2 Sets of Structural Calculations
  - d. 2 Geotechnical Reports
  - e. 2 Sets of Truss Calculations (if applicable)
  - f. 2 sets of any other documentation presented as part of construction documents.

**Plans and specifications** shall be drawn to scale and printed on a minimum of 24" X 36" paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of all relevant codes, laws, ordinances, rules and regulations. There may be some *minor* projects which could be submitted on 11" X 17", please verify at the counter for size on a "case by case" basis.

1. Plans shall include:
  - a. Owner's name and address
  - b. Name, address, phone number and email address of person who prepared the plans (with signature)
  - c. Assessor's parcel number (APN)
  - d. Lot, block and tract numbers
  - e. Site map
  - f. Location of all utilities and easements
  - g. Square footages divided into areas of dwelling and garage
  - h. Location on lot
  - i. Occupancy group and type of construction
  - j. Accurate contours and details of terrain and drainage (if applicable)
  
2. Information that must be shown for all new construction (if applicable) includes:
  - a. The material, size and arrangement of the foundation
  - b. Fireplace and chimney details
  - c. A floor plan showing room size
  - e. Location of electrical and plumbing fixtures and heating equipment
  - f. Energy schedule (Title 24)
  - g. Exterior elevations showing roof pitch, style and material
  - h. Balconies
  - i. Framing details of the structure such as size and grade of framing material, windows and any other information which may be required to provide sufficient data to show compliance with all codes applicable to the structure.
  
3. The "plans" to be provided for the typical addition are:
  - a. Site plan (see last page of handout), or plot plan.
  - b. Floor plan
  - c. Framing plan
  - d. Foundation plan
  - e. Building sections, architectural, structural
  - f. Related detailing as needed.
  - g. Exterior building elevations, existing and proposed
  - h. Electrical plans, showing all new electrical work abs location of existing main service
  - i. Plumbing plans, showing all ne plumbing, size, slope and cleanouts.
  - j. Mechanical plans, showing location of any new registries and location of existing HVAC
  
4. Grading plans are required to comply with the CALIFORNIA BUILDING CODE, CURRENT EDITION, APPENDIX J.

Deferred submittals may be subject to additional plan review fees. Residential plan review checklists are available upon request.

#### **D. APPLICABLE CODES**

Building Codes can be viewed and researched on line at: [www.cbsc.gov](http://www.cbsc.gov)

1. California Building Code, Current Edition. Please note that most residential projects will fall under the requirements of the CA Residential Code. Section R101.2 CRC.
2. California Plumbing Code, Current Edition
3. California Mechanical Code, Current Edition

4. California Electrical Code, Current Edition
5. California Fire Code, Current Edition
6. California Energy Code, Current Edition
7. California Residential Code, Current Edition
8. California Green Building Standards, Current Edition

#### **E. FEES**

Fees which must be paid prior to the issuance of permit may include but are not limited to:

1. Building Permit Fees: For a fee schedule or building valuation data sheet please call the Building & Safety Services Section at (805)875-8220.
2. Other Fees:
  - a. School District Fees: Call Lompoc Unified School District at (805)742-3200.  
Residential projects:
    - i. All new construction (conditioned living space only)
    - ii. Additions in excess of 500 square feet
  - b. Public Works Fees: Call the Public Works Department at (805)875-8269 for impact fees, water meter hook-up fees, encroachment permit fees, etc.
  - c. Fire Sprinklers and Fire Alarm Permit Fees: Call the Building & Safety Services Section at (805)875-8220.
  - d. Planning Division Fees: Call Planning Division at (805)875-8213.

#### **F. SPECIAL HOMEOWNER PERMITS**

The homeowner may obtain building, electrical, mechanical and plumbing permits for single family residences only, provided that the owner resides or intends to reside in the dwelling, and that the owner shall not allow any such work to be done except personally or by a member of his immediate family.

#### **OWNER-BUILDER**

If you plan to improve your property and employ persons other than your immediate family, the following information will be of benefit to you. State and Federal laws require that you:

1. Register with the State and Federal Governments as an employer.
2. Withhold and remit income tax for each employee.
3. Pay Social Security costs on each employee.
4. Withhold and remit Social Security costs for each employee.
5. Pay compensation insurance costs on each employee.
6. Withhold and remit Disability Insurance costs for each employee.
7. Pay Unemployment Insurance costs on each employee.

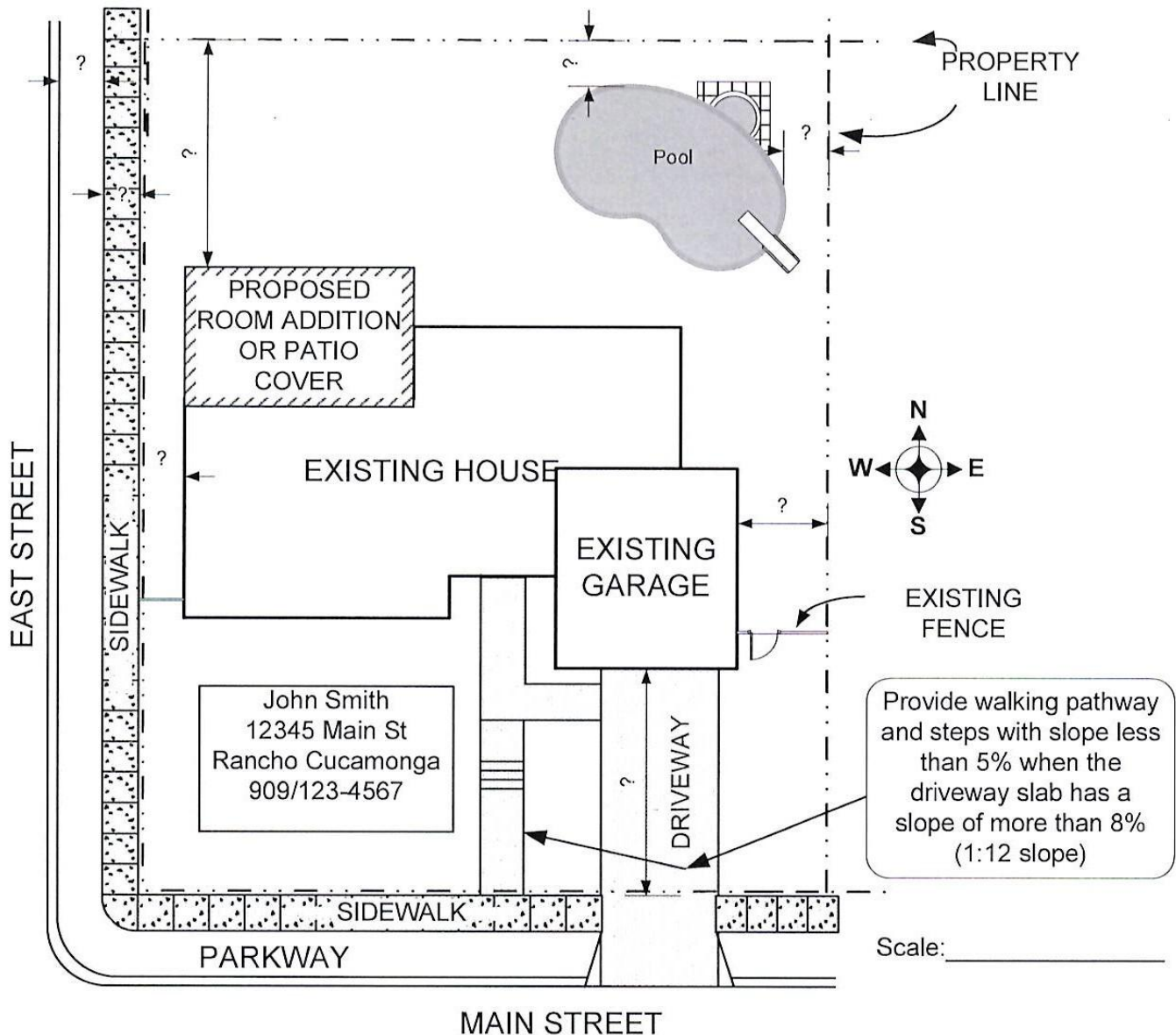
You may construct improvements for sale only under specific, limited conditions. You may construct improvements for rental-occupancy only under specific limited conditions. You may have portions of the construction built by a licensed contractor.

A business license must be issued by the City of Lompoc to each subcontractor, general contractor or supplier. Contact the Finance Department at (805)875-8241.

You may receive Information about lien laws and other construction matters by contacting the Contractors State License Board at (800)321-2752 or [www.cslb.ca.gov](http://www.cslb.ca.gov).

# SAMPLE SITE PLAN

(Not to be used for actual drawings)



## Please provide and observe the following:

1. Minimum 11" x 17" sheet size. Fill sheet with site plan and do not use paper edge for property lines.
2. Show north arrow.
3. Show all dimensions and locations for property lines & setbacks. (Include lot size)
4. Show all streets, alleys, sidewalks, etc... with dimensions.
5. Show all buildings, carports, pools, walls, patio covers, fences, slopes, etc.
6. Clearly show all proposed and existing construction with complete dimensions.
7. Indicate the owners name, address, phone number, APN, and legal description of the lot.
8. Plans are to be drawn neatly and must be legible.



9. Three sets of plans (minimum) are required for all building permits.
10. Indicate all easement locations (refer to your title report for this information).
11. Indicate location of pedestrian walkway from the house to the public right of way. (See note above)

**Note: All dimensions shown on this sample plan are for reference only. Your site plan must show the actual dimensions for the lot located at the address referenced. Be sure to include all setback dimensions.**

If this guide does not answer your questions, you may contact the Building & Safety Services Section for additional information. Office hours are from 9 am to 5 pm., Monday through Friday.  
Phone: (805)875-8220, Fax: (805)875-8198.



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## **Permit Requirements and Exemptions**

### **Permits Required - Section R105 2016 CRC & Section [A] 105.1 2016 CBC**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, OR to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the California Building Standards Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

### **Work Exempted from Permits**

Permits shall not be required for the following. Exemption from permit requirements does not grant authorization for any work to be done in any manner in violation of the provisions of the California Building Standards Code or any laws or ordinances of the City of Lompoc. Consult with the Building & Safety Services Section for any applicable requirements.

#### **Work exempt from permit, under 2016 CBC Section [A] 105.2**

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet.
2. Fences not over 6' in height
3. Oil derricks
4. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a class I, II, or II-A liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5000 gallons and the ratio of height to diameter is not greater than 2:1.
6. Sidewalks and driveways not more than 30" above grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a group R-3 occupancy that are less than 24" deep and are not greater than 5000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one and two family dwellings.
12. Window awnings in group R-3 and U occupancies, supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support.
13. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5'-9" in height.

**Work exempt from permit, under 2016 CRC Section R105.2**

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet.
2. Fences not over 6' in height
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge a surcharge.
4. Water tanks supported directly on grade if the capacity is not greater than 5000 gallons and the ratio of height to diameter is not greater than 2:1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
7. Prefabricated swimming pools that are less than 24" deep.
8. Swings and other playground equipment.
9. Window awnings in group R-3 and U occupancies, supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4





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## **Permit Requirements and Exemptions (Electrical, Mechanical and Plumbing)**

### **Permits Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, OR to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the California Building Standards Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

### **Work Exempted from Permits**

Permits shall not be required for the following. Exemption from permit requirements does not grant authorization for any work to be done in any manner in violation of the provisions of the California Building Standards Code or any laws or ordinances of the City of Lompoc. Consult with the Building & Safety Services Section for any applicable requirements.

#### **Work exempt from permit:**

#### **Electrical Section 89.108.4.1(b) 2016 CBC**

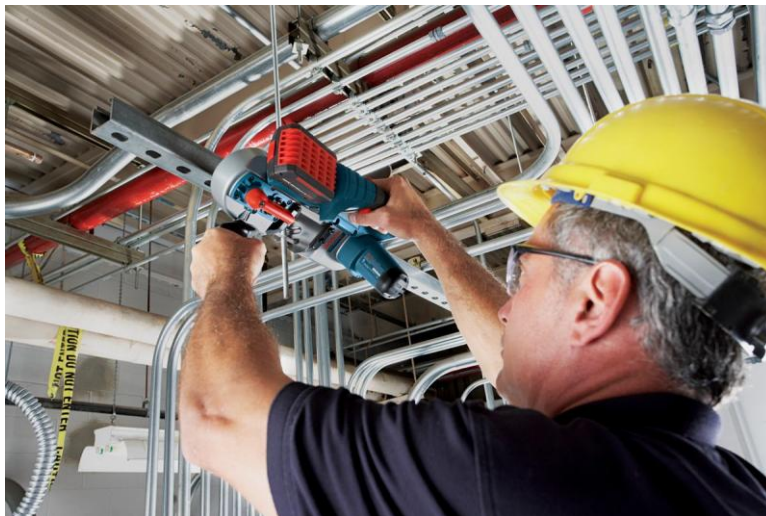
1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the outlets therefore.
3. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
6. Electrical equipment used for radio and television transmissions. This exception does not apply to equipment and wiring for a power supply and the installation of towers and antennas.
7. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

## **Mechanical Section 104.2 2016 CMC**

1. Portable heating appliance, portable ventilating equipment, or a portable evaporative cooler.
2. A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of a component part that does not alter its original approval and is in accordance with other applicable requirements of this code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.

## **Plumbing Section 104.2 2016 CPC**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the California Plumbing Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.







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## Residential Window Changeout and Emergency Escape/Rescue Opening

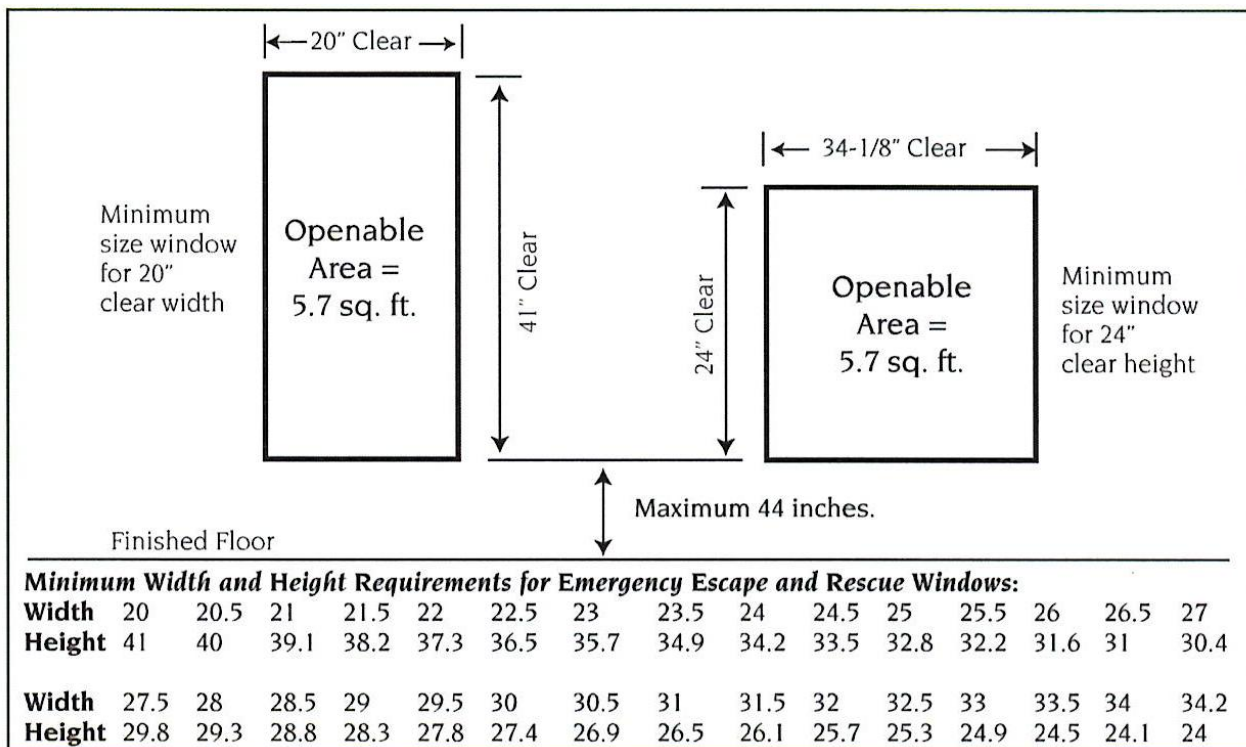
### Background

Because so many fire deaths occur as the result of occupants of residential buildings being asleep at the time of a fire, Section 1030 of the 2016 California Building Code and Section 310.2 of the 2016 California Residential Code requires that basements and all sleeping rooms below the fourth story have windows or doors that may be used for emergency escape or rescue in Group R occupancies. The code intends that the openings required for emergency escape or rescue be located on the exterior of the building so that rescue can be affected from the exterior or, alternatively, the occupants may escape from that opening to the exterior of the building without having to travel through interior of the building in which the normal exit paths are most likely blocked.

### Emergency escape and rescue opening requirements

Per section 1030 of the 2016 California Building Code and Section 310.2 of the 2016 California Residential Code, "Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor."

The *minimum* opening size and *maximum* height from floor is illustrated in the figure below:



Direct grade level accessible window can be 5.0 sq. ft.

## **Requirements for Replacing Bedroom Windows in Existing Homes**

Construction Year	Bedroom Egress Requirement	Net Opening Size	Min. Opening Dimensions	Max. Height from Floor
Prior to 1964	No	12 sq ft (Total window sizes in the same room)	None	None
1964 – 1980	Yes	5 sq ft (Net)	22” (H) X 22” (W)	48” to Sill
1980 – 2007	Yes	5.7 sq ft (Net)	24” X 20”	44” to Sill
01/01/08 – Present	Yes	5.7 sq ft (Net) 5 sq. ft. (Grade Level Only)	24” X 20”	44” to Clear Opening

**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge.

A building permit is required for any window replacement. Some restrictions and/or modifications might be required when replacing or modifying any bedroom window which does not meet the emergency escape and rescue requirements mentioned above. All replacement windows shall comply with California Energy Code with U = 0.32 and SHGC = 0.25 (max), and shall have safety glazing if located in hazardous locations. Battery operated smoke and/or carbon monoxide alarms are required per Sections R314 and R315 of the 2016 California Residential Code, if not already installed.

Please contact or consult with the Building & Safety Services Section at **(805) 875-8220** for further info.

### **COMMON WINDOW SIZES MEETING MINIMUM EGRESS REQUIREMENTS FOR STANDARD 6-8 HEADER HEIGHT**

#### **Slider**

4-0 x 4-0  
5-0 x 3-6  
6-0 x 3-6  
8-0 x 4-0  
4-0 x 5-0

#### **Single/Double Hung**

3-0 x 5-0  
3-0 x 5-6  
3-4 x 5-0  
3-8 x 5-0

#### **Single Casement**

2-4 x 4-0  
2-6 x 3-6

#### **Double Casement**

4-8 x 4-0

**Note: These are general dimensions. It is the Owner’s responsibility to verify that the actual windows installed meet the minimum egress requirements.**

**2016 CRC Section R308 – Safety or Tempered glass will be required for the following locations:**

- Glass within 24” of a door and where bottom edge is less than 60” from floor or walking surface.
- Glass adjacent to stairs, landings and ramps with 36” horizontally of walking surface and bottom edge less than 60” to walking surface.



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## RESIDENTIAL HANDRAILS & GUARDS

### Guards 2016 CRC - Section R312, and 2016 CBC – Section 1013

**R312.1 Guards.** Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4

**R312.1.1 Where required.** Guards shall be located along open-sided walking surfaces including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.

**R312.1.2 Height.** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

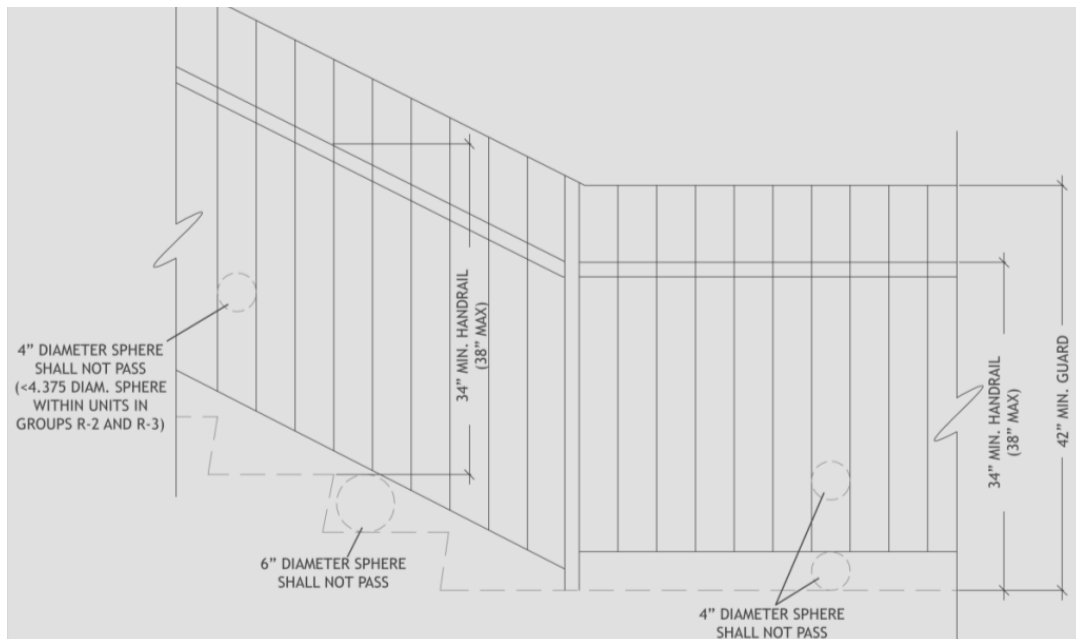
Exceptions:

1. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.

**R312.1.3 Opening limitations.** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.







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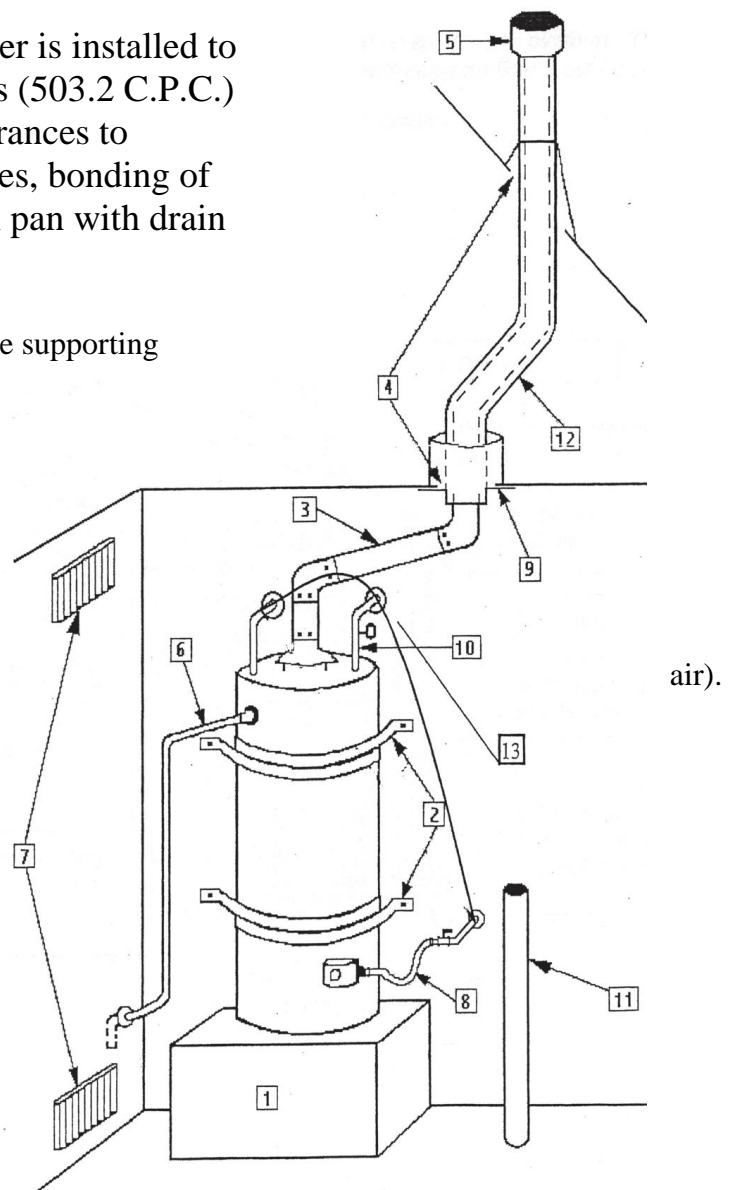


## Residential Water Heater Permit Requirements

A permit is required for any water heater installation. (502.0 C.P.C.)

Inspection is required after the water heater is installed to verify compliance with the building codes (503.2 C.P.C.) regarding access and working space, clearances to combustibles, water and gas shut off valves, bonding of metallic piping, energy compliance, drain pan with drain pipe and the following:

1. Location of water heater. The elevation of the supporting platform is usually 18" high.
2. Seismic straps (bracing), @ 1/3 points.
3. Exhaust Vent (Listed).
4. Exhaust Vent Connector (Listed).
5. Vent Cap (Listed)
6. Temperature and pressure relief valve and discharge piping (to the outside of the building)
7. Ventilation air from outside (Combustion
8. Gas supply line (Gas piping and connections).
9. Flue Collar (Listed).
10. Water supply line (Water piping and connections).
11. Vehicular damage protection.
12. Flue/Chimney.
13. Wall.





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## Residential Electric Vehicle Charger Checklist

To assist in expediting your Residential Electric Vehicle Charger (REVC) installation permit, please identify the type of REVC being installed:

Type of REVC	Power Levels – Volt Alternating Current (VAC)	Check One
Level 1	110/120 VAC at 15 or 20 Amps	
Level 2 (3.3 KW) – Low	208/240 VAC at 20 or 30 Amps	
Level 2 (6.6 KW) – Medium	208/240 VAC at 40 Amps	

And answer the following questions:

A.	Do you have a site plan?	<input type="checkbox"/> Y <input type="checkbox"/> N
B.	Will the charger be installed according to the indoor/outdoor installation requirements per the manufacturer's guidelines?	<input type="checkbox"/> Y <input type="checkbox"/> N
C.	Is the electrical panel location and amperage indicated on the site plan?	<input type="checkbox"/> Y <input type="checkbox"/> N
D.	Is an extra breaker slot available on the electrical panel to accommodate the REVC?	<input type="checkbox"/> Y <input type="checkbox"/> N
E.	Does the electrical panel need to be upgraded?	<input type="checkbox"/> Y <input type="checkbox"/> N
F.	Does the REVC Equipment have a Nationally Recognized Testing Laboratory (NRTL) approved listing mark?	<input type="checkbox"/> Y <input type="checkbox"/> N
G.	Is a safety bollard proposed to protect the charger?	<input type="checkbox"/> Y <input type="checkbox"/> N
H.	Will the coupling means of the EV supply equipment (the nozzle) be mounted at a height not less than 18" (indoor use) or 24" (outdoor use) from grade (CEC 625.50), unless otherwise indicated by the manufacturer?	<input type="checkbox"/> Y <input type="checkbox"/> N
I.	Will the wall or pole-mounted stations and enclosures be installed at a height between 36" and 48"?	<input type="checkbox"/> Y <input type="checkbox"/> N
J.	Will sufficient space exist around the REVC for safe operation and maintenance (CEC 110.26 – recommended space is 30" wide, 3' deep and 6'-6" high)?	<input type="checkbox"/> Y <input type="checkbox"/> N
K.	Will the Installation Requirements (shown below) be complied with? <ul style="list-style-type: none"> <li>• Provide #12 AWG conductors not more than 75-feet for 20A circuit.</li> <li>• Provide #10 AWG conductors not more than 75-feet for 30A circuit.</li> <li>• Provide #8 AWG conductors not more than 75-feet for 40A circuit.</li> <li>• Provide a disconnect switch at the EV when the EV is not within sight (50- feet) from the breaker.</li> </ul>	<input type="checkbox"/> Y <input type="checkbox"/> N

(I/We) the undersigned declare, under penalty of perjury under the laws of the State of California, that the information on all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are, in all respects, true and correct.

Contractor/Installer: \_\_\_\_\_ License # & Class: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Phone #: \_\_\_\_\_



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## Roofing Permit and Installation Requirements

All roofs in City of Lompoc shall be installed in accordance with Chapter 15 of the 2016 California Building Code for all commercial and Chapter 9 of the 2016 California Residential Code for residential applications, City of Lompoc Municipal Code, and roof manufacturer's specifications.

### ***Roofing Permit Requirements:***

- Roofs shall have Class A or B fire Rating.
- All damaged wood must be replaced.
- If necessary the manufacturers' specification sheet will be required when applying for a permit.
- Plywood thickness shall be in accordance with roof manufacturers' specifications.
- All four sides of each plywood panel shall bear on and be securely nailed to roof rafters or cross blocking between roof rafters. (Long edge of plywood may be secured to existing 1x space sheathing.)
- Slopes less than 4/12 pitch and greater than 2/12 should have a minimum double layer of 15 Ib.
- Maximum spacing between existing 1x sheathing should be no more than ¼ inch.
- Maximum of two roofing coverings are allowed (existing plus one). R908.3.1.1.



### ***Inspection Requirements:***

- A ladder meeting OSHA requirements shall be on site and set up at the time of inspection.
- The inspection record card shall be available for the inspector at the job site.
- Two inspections required (1) tear off complete, roof in progress, and (2) final inspection, ladder set up and permit on site.
- All exposed nail heads are required to be sealed.
- Inspections must be scheduled minimum 24 hours in advance.

## ***Roofing Inspection Procedures:***

Call the Building Inspection 24-hour line at (805) 875-8231 at least 24 hours before you need an inspection. You may request a morning or afternoon inspection.

### **When do I need a permit?**

A permit is required when more than 1 square (100 sq. ft.) is removed and replaced.

### **How much does it cost?**

The contractor or property owner provides the job valuation and the permit fees are calculated based on the size of the job by way of the valuation from the contractor or property owner. The exact fee will be determined after the valuation is verified to be accurate for the work proposed.

### **Does the City have a minimum roof fire/class rating?**

The City of Lompoc permits only Class A, Class B or non-combustible roof covering. Two overlays are permitted in the City of Lompoc. (Existing plus one).

### **Can I change roof-covering types?**

You can change roof types without structural plans if heavier materials are being replaced with lighter material, or if material weights are alike. However, if you go from a lighter to a significantly heavier roof covering an engineering report on the structural strength of the existing roof is required.

### **Does the slope of the roof determine which roofing material can be used?**

Yes. On flat roofs (less than 2 in 12 slope) only tar & gravel, torch-down, membrane systems, and foam roofing can be used. On slopes of 2 in 12 to 4 in 12 compositions roofing systems may be used but they must be installed over a double felt paper, installed shingle fashion. On slopes of 4 in 12 and greater any type of roofing can be used. The Building Official reserves the right to reject roofing types that show a pattern of failure.

## **What inspections are required?**

### **1. Tear off/Plywood**

This inspection is to be performed “in progress”. Representative areas of each should be exposed for this inspection. The best possible timing would include exposed areas of original roof deck, plywood oversheathing (if necessary) and some installed felt and roof shingles. The idea is to get the best possible look at all stages of the work. This inspection should also include attic ventilation and roof drains, overflows, scuppers, etc.

### **2. Final inspection**

To be performed after the entire roof is installed with all of its flashing, ventilation, drains etc. Be certain to follow the manufacturer’s installation instructions. Failure to do so may result in failure of the roofing product and loss of full warranty protection.



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## **RESIDENTIAL ATTACHED PATIO COVER, PATIO ENCLOSURE AND SUNROOM ADDITION**

### **1. Permit Information:**

- A building permit is required for any patio cover, patio enclosure or sunroom addition attached to the main structure, and for a detached patio cover, patio enclosure or sunroom structures exceeding 120 sq.ft.
- Patio Covers, patio enclosures and sunroom additions must be reviewed and approved for their location, size and type of construction. The Planning Division checks their placement and the maximum height requirements. The Building and Safety Services Section checks the structure for conformance to the California Residential Code Appendix H and all state mandated requirements. "Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms." 2013 CRC AH101.2
- **Note:** All patio covers, patio enclosures and sunroom additions, even if a building permit is not required, must be reviewed and approved by both the Planning Division and the Building and Safety Services Section.
- If the property is regulated by a Homeowners Association, any exterior work must have approval of the Association. It is the property owner's responsibility to obtain the approval.
- A permit may be issued only to a State of California Licensed Contractor with the proper license classification or the property owner.
- If the work is performed by the property owner personally or by his/her workers, and an inspection indicates the work cannot be completed satisfactorily, then a licensed contractor must perform the work.
- If the Homeowner hires workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to inspection.

### **2. Plans Required:**

Building permit application must be completed and plans are required to be submitted and approved by the City to obtain a building permit. In order to expedite issuance of your permit, submit complete sets of plans. Incomplete submittals will cause delay in the approval of your project. If you have any questions, contact Building and Safety Services Section at (805)875-8220.

The following are guidelines for preparation and submittal of your plans. Specific plan requirements will depend largely upon the extent, nature and complexity of the work to be done.

**SOME ITEMS LISTED BELOW MAY NOT BE REQUIRED FOR YOUR SPECIFIC PROJECT. BE SURE TO INCLUDE ALL OF THE PERTINENT INFORMATION AND DRAWINGS.**

**Please see “Design Guidelines for Patio Cover” examples at the end of the plan requirements (Page 34-41).**

**I. Plan Requirements:**

- a) Plan Size: Prepare plans on paper that is at least 11” x 17” in size.
- b) Sets of Plans: Submit three (3) complete sets of plans.
- c) Dimensions: All drawings shall be shall be fully dimensioned. Plot plans shall have a north arrow with street name and address.
- d) Scale: All drawings must be drawn to an adequate scale with scale indicated. Recommended scales for drawings are:
  - Plot Plans: 1/8” = 1’-0”, 1”=10’ or 1”=20’
  - Floor Plan, Sections and Details: 1/4” = 1’-0” or 1/2” = 1’-0”
- e) Existing (E) and New (N) Construction: Throughout the plans, be sure to label all new (N) and existing (E) construction, to distinguish between new work to be done and the existing work.
- f) Patio covers or patio enclosures located on the “Hillside” area shall be designed by a licensed California Licensed Architect or Engineer for minimum wind speed of  $V_{asd}=110$  mph and exposure C. Unusual designs may also require design by an Architect or Engineer.
- g) The person who prepared the plans must sign each sheet. If any of the plan sheets are prepared by a licensed architect or registered engineer, that individual must stamp and sign each of the sheets he or she has prepared in accordance with the California Business and Professions Code prior to plan approval. Plans for elements of the structure designed by others must be reviewed and signed by the Engineer or Architect of record. [California Business and Professional Code 5536.1, 6735]

**II. Project Information – Provide the following information on plot plan:**

- a) Property owner’s name and project address.
- b) The name, address and contact information of the person who prepared the plans.
- c) Scope of work - Description detailing work that will take place under this permit.
- d) Building Codes - All work must comply with the 2016 California Residential Code (CRC) or 2016 California Building Code, 2016 California Electrical Code (CEC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Energy Code, 2016 California Green Building Code and Lompoc Municipal Code.

**III. Architectural Plans - The following are minimum requirements for most projects:**

- a) Site (Plot) Plan: Show all dimensions, property lines and the location of all existing and proposed new structures and include a north arrow with street name and address. Indicate the location of easements and locations of adjacent streets or alleys. Show front, side and rear setback dimensions, dimensions to easements, dimensions of proposed patio enclosure, and dimensions between buildings if there is more than one building on the site.
- b) Floor Plan: Plan view of the patio area as well as the rooms adjacent to the enclosure. Rooms shall be dimensioned and labeled.
- c) Foundation Plan, Framing Plan, Sections and Elevations shall include the following:
  - Provide top, side and front elevation views/framing plans.
  - Provide grade and species of all wood to be used.
  - Dimension all distances and specify framing sizes.
  - Size of footing and connection of post to footing or slab.

- If post is to be placed into earth, provide 6” of gravel at post base, and embed into concrete 1/3 of the distance above slab. The post must be pressure treated for direct contact with earth.
- All wood exposed to the weather shall be pressure treated.
- All fasteners in contact with pressure treated wood shall be hot dipped galvanized or stainless steel.
- All framing hardware in contact with pressure treated wood must be approved for use with the PT wood.
- Show and specify on plans type of connections of header to post, header to rafters, rafters to ledger, ledger to house.
- Rafters shall be supported laterally at ends and at each support by solid blocking except where the ends of rafters are face nailed to a header or rim joist.
- Show and specify the spacing and spans of rafters.
- If using a ledger bolted to existing framing, lag screws must fully engage a wood stud or rim joist and be provided with appropriate washers.
- Show method of providing lateral bracing: i.e. embedded post, braces or other approved method of construction.

#### **IV. Evaluation Report:**

If the enclosure will be built from a manufacturers factory built kit, provide a copy of the manufacturers current ICC or IAPMO evaluation report showing compliance with current codes.

### **3. Code Requirements:**

- Patio covers are one story structures not exceeding 12 feet in height (CRC AH104.1). Patio covers shall be permitted to be detached from or attached to dwelling units. Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms (CRC AH101.2). The existing exterior wall of the residence along with its doors and windows shall remain as a weather-resistive barrier.
- Patio covers may be enclosed with walls; however, the patio cover shall be unenclosed if there are emergency egress or rescue openings from sleeping rooms (CRC AH103.2). Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way (CRC R310.1). Where exterior doors serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provision of CRC Section R310 (CRC AH103.2).
- Patio enclosure walls shall be permitted to be of any configuration provided the open or glazed area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor. (CRC AH103.1)
- Patio enclosure wall openings shall be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more than 0.125 inch in thickness, glass conforming to the provisions of CRC Section R308 or any combination of the foregoing. (CRC AH103.1)
- A “sunroom” is a one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure’s exterior walls and roof. (CRC R202)
- Thermal isolation shall be maintained between the residence and the patio enclosure/sunroom, consisting of existing or new wall(s), doors, and/or windows.



- Patio covers, enclosures and sunrooms attached to the dwelling shall comply with the minimum side and rear yard setback requirements as required for the dwelling. Please check with the Planning Division (805)875-8213 to obtain the specific setback requirements.
- If a building permit is required for a patio cover, enclosure or sunroom (structure is more than 120 square feet or is attached to the dwelling) and it is located within five (5) feet of the property line, there must be a 1-hour fire rated wall constructed parallel to the property line with a maximum area of openings that does not exceed 25% of the area of the wall. (CRC R302.1)
- All habitable rooms shall have natural light through an aggregate glazing area of not less 8% of the floor area of such rooms, or provided with artificial light providing an average of 6 foot candles (65 lux) over the area of the room at a height of 30" above the floor. (CRC R303.1)
- All habitable rooms shall have natural ventilation through exterior openable windows, doors, louvers, skylights or other approved means which area totals a minimum of 4% of the floor area being ventilated, or provided with approved mechanical ventilation system capable of producing 0.35 air changes per hour in the room, or a whole house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom. Openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. (CRC R303.1)
- Required glazed openings shall be permitted to open into sunroom additions or patio covers that abut a street, yard, or court if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening, or if the longer wall is at least 65 percent unobstructed, and the ceiling height is not less than 7 feet. (CRC R303.1, R303.7.1 and AH103.2)
- Openings required for light and/or ventilation shall be permitted to open into a thermally isolated sunroom addition or patio cover, provided that there is an openable area between the adjoining room and the sunroom addition or patio cover of not less than one-tenth of the floor area of the interior room but not less than 20 square feet. The minimum openable area to the outdoors shall be based upon the total floor area being ventilated. (CRC R303.2)
- For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet. (CRC R303.2)
- Patio covers shall be designed and constructed to sustain all dead loads plus a minimum vertical live load of 10 pounds per square foot. (CRC AH105)
- A patio cover shall be permitted to be supported on a slab on grade without footings, provided the slab conforms to the provisions of CRC Section R506, is not less than 3.5 inches thick and the columns do not support live and dead loads in excess of 750 pounds per column (CRC AH105.2).
- When the existing slab does not meet the minimum requirements as noted above, install a minimum 12" wide x 12" deep square footing with two #4 reinforcing steel bars each way at the bottom of the footing under each post.
- New footings shall be tied to existing slab with #4 x 12" long dowels on at least three sides. Embed dowels a minimum of 4" into existing concrete slab using ICC approved epoxy.
- Minimum clearance between the slab and bottom of the joists shall be 7'-0". Minimum clearance between the slab and the bottom of any beams shall be 6'-8". (R305.1)



- Minimum clearance between the slab and bottom of the joists shall be 7'-0". Minimum clearance between the slab and the bottom of any beams shall be 6'-8" (R305.1).
- The concrete slab shall be a minimum 2" below wood siding, shall not block drainage from stucco weep screeds and may not block any foundation vents. (CRC 317.1)
- Roofs must meet the minimum slope requirements of the manufacturer and CRC Chapter 9, but not be less than 1/4" per foot.
- Any electrical installations to be in compliance with requirements in the 2016 CA Electrical Code.

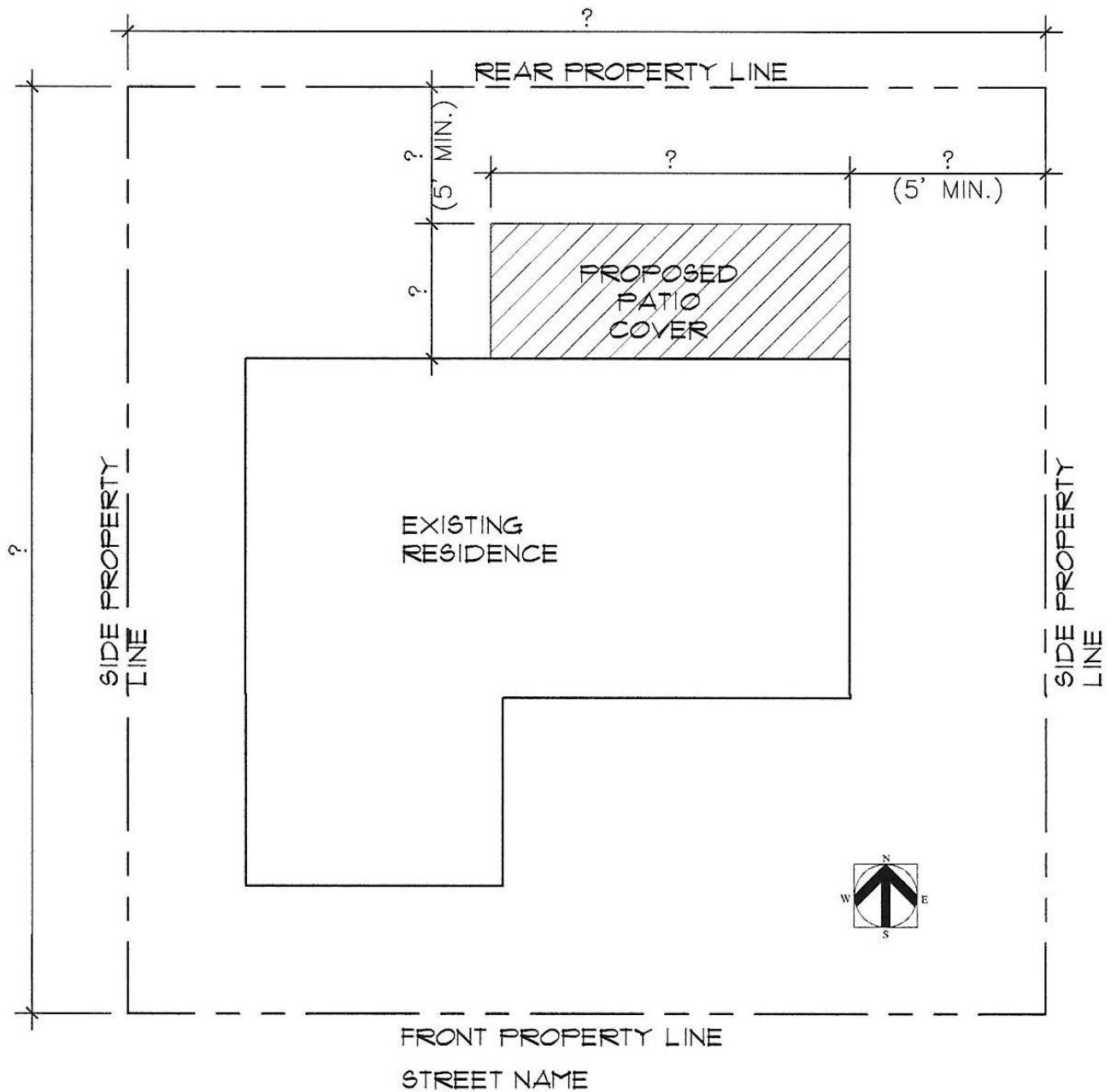
#### 4. Other Approvals:

- **Planning Department:** Prior to completion of any plans, the Planning Division should be contacted at (805)875-8213 to find out the requirements due to the location and type of the proposed patio enclosure.
- **Fire Department:** If a patio enclosure is located in the "Hillside Area", prior to completion of any plans, the Fire Department should be contacted at (805)736-4513 or (805)875-8050 to find out the fire protection requirements of the proposed patio enclosure.
- **Homeowners Association:** If the property is regulated by a Homeowners Association, any exterior work must have approval of the Association. It is the property owner's responsibility to obtain the approval.



# Design Guidelines for Patio Cover

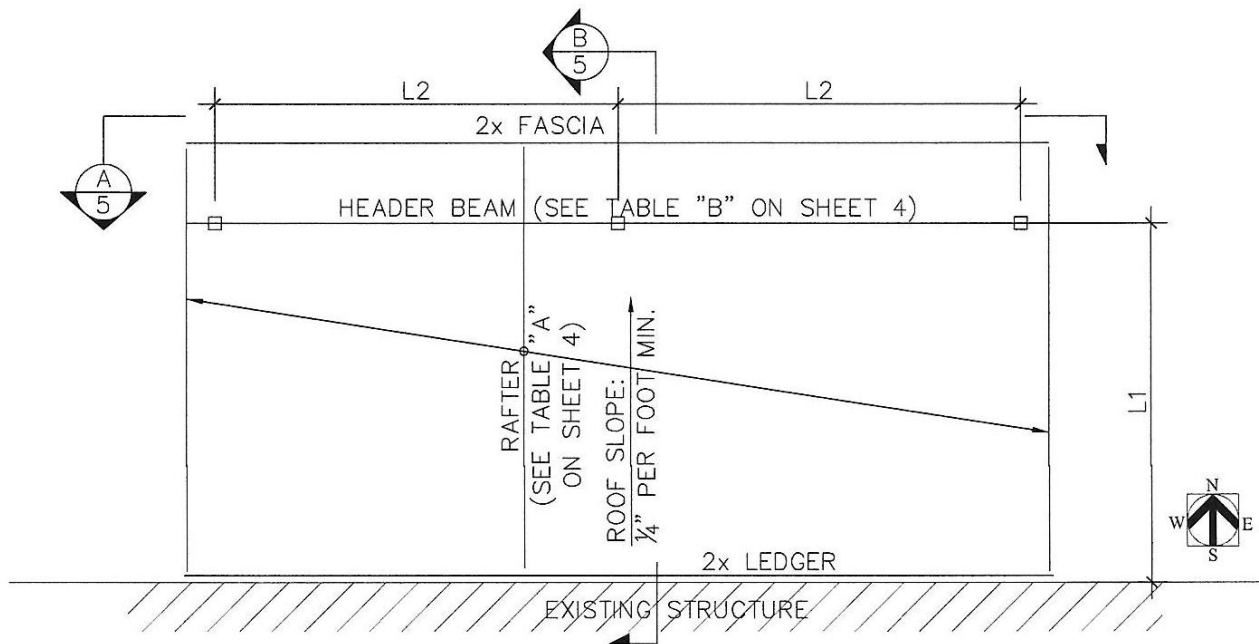
## Sample Site (Plot) Plan



1. Provide project info such as the scope of work; Street address and the legal owner's name of the property; The name, address and contact information of the person who prepared the plans.
2. Show lot dimensions and proposed patio cover dimensions, area, and the plans.
3. Check with the Planning Division (805)875-8213 for building setback requirements.

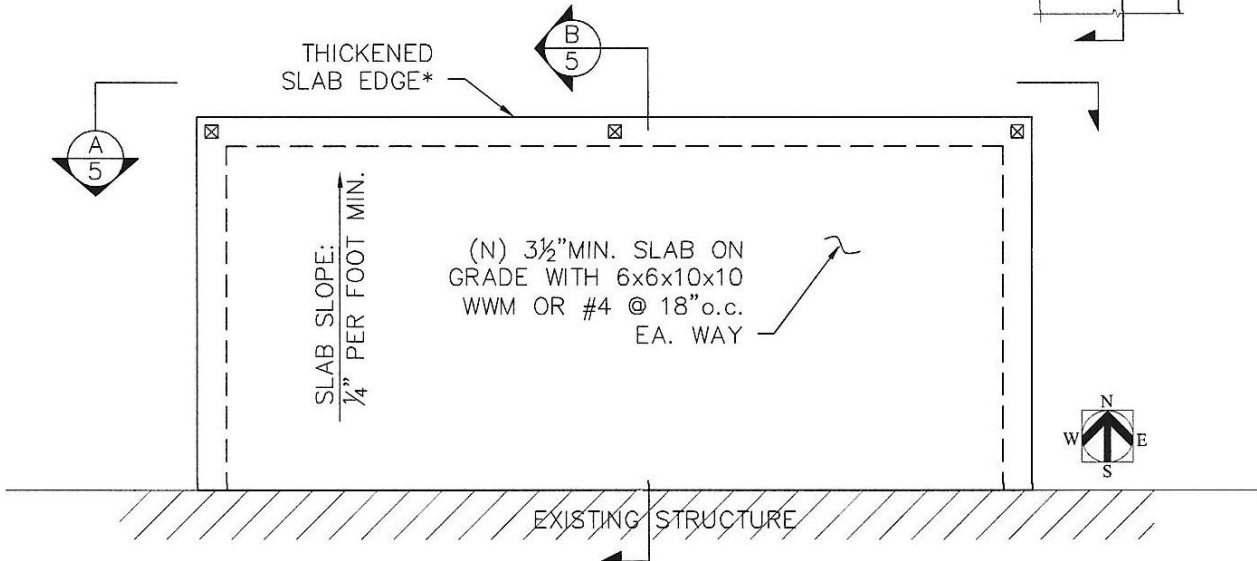
# Design Guidelines for Patio Cover

## Sample Foundation and Framing Plans



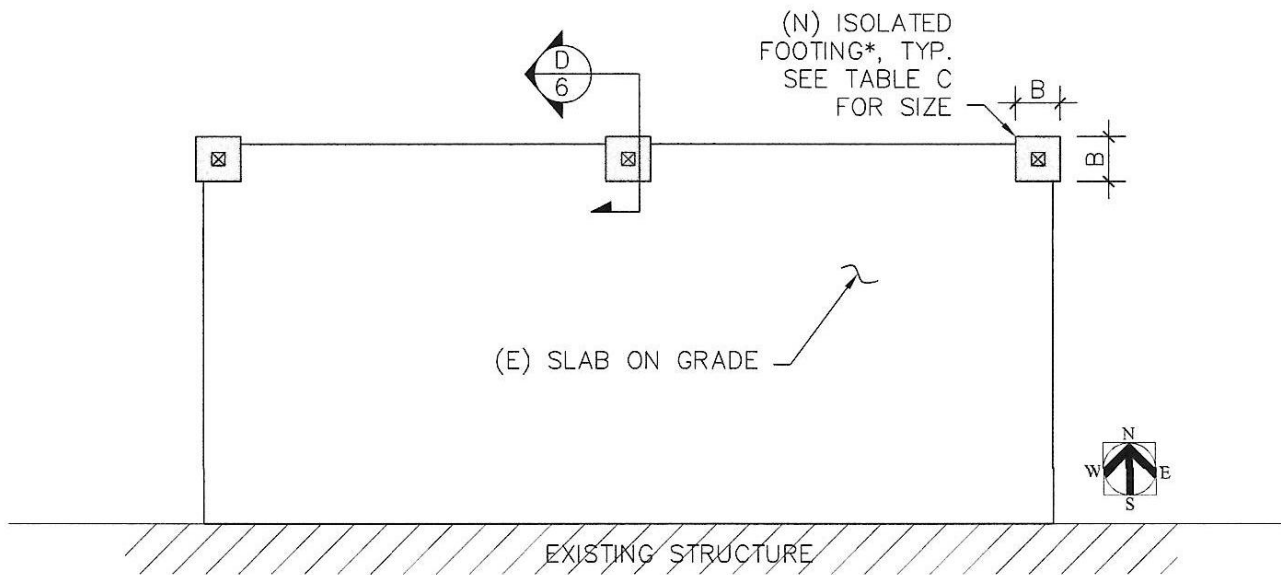
\*THICKENED SLAB EDGE OR ISOLATED FOOTING IS NOT REQUIRED WHEN THE COLUMN LOAD DOES NOT EXCEED 750 LB (i.e. ~38 SQ FT TRIB. AREA)

ISOLATED FOOTING\* IS REQUIRED WHEN POST IS NOT LOCATED AT THE THICKENED SLAB EDGE



# Design Guidelines for Patio Cover

## Sample Foundation Plan at (E) Slab

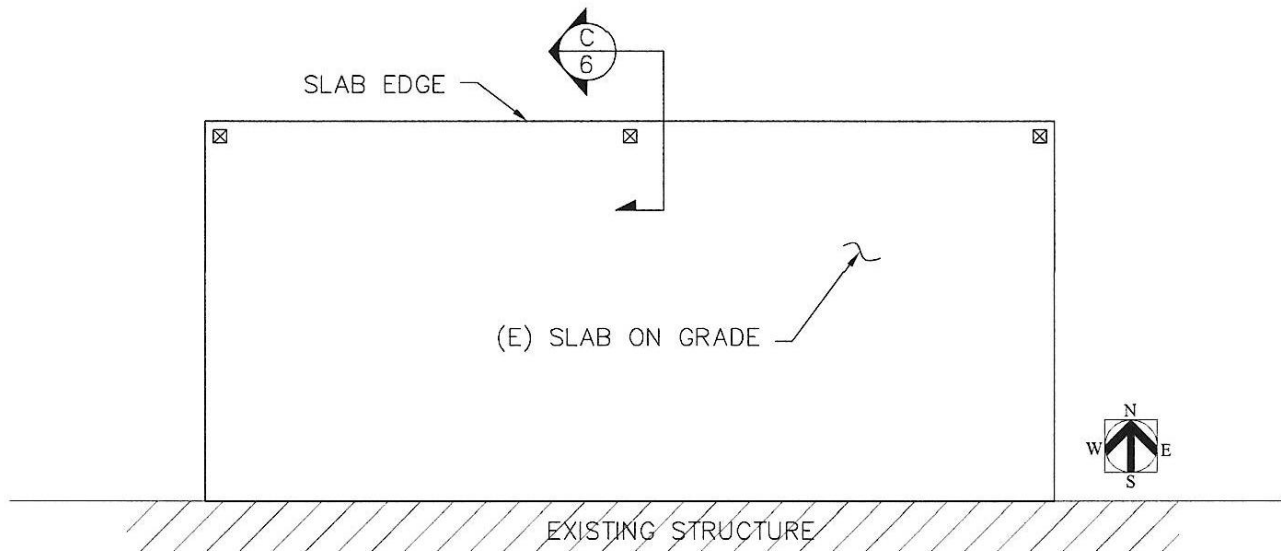


\* (N) FOOTING REQUIRED WHEN ANY ONE OF THE CONDITIONS IN DET. A OCCUR

(B) FOUNDATION PLAN AT (E) PATIO SLAB  
CASE 2: (N) FOOTING REQUIRED SCALE: N.T.S.

CONDITIONS FOR USING (E) SLAB FOR COLUMN SUPPORT:

1. MIN. 3½" SLAB THK.
2. SLAB IN GOOD CONDITIONS
3. COLUMN LOAD DOES NOT EXCEED 750 LB (~38 SQ FT TRIB. AREA)



(A) FOUNDATION PLAN AT (E) PATIO SLAB  
CASE 1: NO FOOTING REQUIRED SCALE: N.T.S.

NOTES:

TABLE "A"		
RAFTER SPANS "L1" (DOUGLAS FIR LARCH #2 OR BETTER)		
SIZE	SPACING	SPAN
2x4	12" o.c.	10'-0"
	16" o.c.	8'-9"
	24" o.c.	7'-0"
	32" o.c.*	6'-3"*
2x6	12" o.c.	15'-9"
	16" o.c.	13'-9"
	24" o.c.	11'-3"
	32" o.c.*	9'-6"*
2x8	12" o.c.	20'-0"
	16" o.c.	18'-3"
	24" o.c.	14'-9"
	32" o.c.*	12'-9"*
2x10	12" o.c.	20'-0"
	16" o.c.	20'-0"
	24" o.c.	19'-0"
	32" o.c.*	16'-3"*
2-2x4 OR 4x4	24" o.c.	10'-0"
	32" o.c.*	8'-9"*
	48" o.c.*	7'-0"*
2-2x6 OR 4x6	24" o.c.	15'-9"
	32" o.c.*	13'-9"*
	48" o.c.*	11'-3"*
2-2x8 OR 4x8	24" o.c.	20'-0"
	32" o.c.*	18'-3"*
	48" o.c.*	14'-9"*

\* SPACING AND SPAN DENOTED BY ASTERISKS ARE FOR LATTICE TYPE PATIO COVER ONLY.

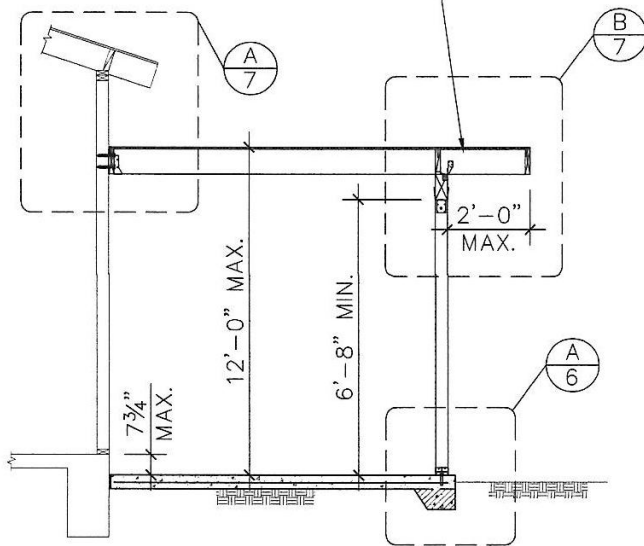
- LAG SCREWS MUST FULLY ENGAGE A WOOD STUD OR RIM JOIST AND BE PROVIDED WITH APPROPRIATE WASHERS.
- THESE TABLES ARE APPLICABLE TO OPEN PATIO COVER ONLY, NOT FOR ENCLOSED PATIO ENCLOSURE.
- PATIO COVER IN HILLSIDE AREAS SHALL BE DESIGNED BY CALIFORNIA LICENSED ARCHITECT OR ENGINEER FOR A 3-SECOND GUST MINIMUM WIND SPEED OF 95 MPH AND EXPOSURE C
- ALL WEATHER EXPOSED WOOD MEMBERS SHALL BE NATURALLY DURABLE OR PRESSURE TREATED.
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- WOOD POSTS, RAFTERS AND BEAMS SHALL BE DOUGLAS FIR LARCH NO. 2 OR BETTER.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000psi MIN. AND REINFORCEMENT YIELD STRENGTH SHALL BE 40ksi MIN.
- ALL METAL CONNECTORS AND HARDWARE SHALL MEET AN APPROVED STANDARD FOR ITS INTENDED USE AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- THIS GUIDELINE IS FOR MAX. COLUMN LOAD NOT TO EXCEED 750 POUNDS.
- THE INFORMATION PROVIDED IN THIS DESIGN GUIDE CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS. BY USING THIS DESIGN GUIDE, THE CONTRACTOR/OWNER ACCEPTS THE FULL RESPONSIBILITY OF RISK. ALTERNATE DESIGN MAY BE USED WHEN PROVIDED WITH WET STAMPED AND SIGNED STRUCTURAL CALCULATIONS & DETAILS BY A CALIFORNIA LICENSED ENGINEER OR ARCHITECT.

RAFTER SPAN	TABLE "B"		TABLE "C"	TABLE "D"	TABLE "E"
	HEADER SIZE & SPANS "L2" (DOUGLAS FIR LARCH #2 OR BETTER)		FOOTING SIZE	THRU' BOLTS	LEDGER LAG SCREW
	HEADER				
	SPAN	SIZE			
UP TO 12'-0"	9'-3"	2-2x6 OR 4x6	12"SQ. x 12"DP.	(2)-1/2"φ @ 1 1/2" o.c.	(1)-1/2"φ x 6 1/2" LONG @ 16" o.c. STAGG.
	12'-0"	2-2x8 OR 4x8	13"SQ. x 12"DP.	(2)-5/8"φ @ 2 1/2" o.c.	
	15'-6"	2-2x10 OR 4x10	14"SQ. x 12"DP.	(2)-5/8"φ @ 3 1/2" o.c.	
	18'-0"	2-2x12 OR 4x12	15"SQ. x 12"DP.	(2)-3/4"φ @ 4 1/2" o.c.	
12'-1" TO 20'-0"	7'-0"	2-2x6 OR 4x6	14"SQ. x 12"DP.	(2)-1/2"φ @ 1 1/2" o.c.	(2)-3/8"φ x 4 1/2" LONG @ 16" o.c.
	9'-3"	2-2x8 OR 4x8	15"SQ. x 12"DP.	(2)-5/8"φ @ 2 1/2" o.c.	
	12'-0"	2-2x10 OR 4x10	16"SQ. x 12"DP.	(3)-1/2"φ @ 2 1/2" o.c.	
	14'-6"	2-2x12 OR 4x12	18"SQ. x 12"DP.	(3)-5/8"φ @ 3" o.c.	

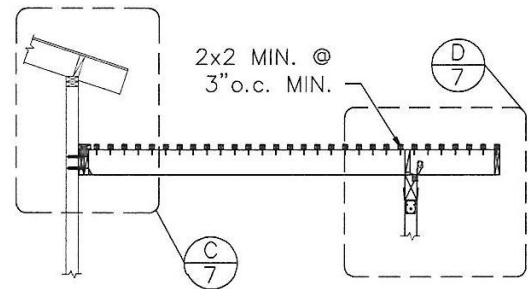
**Design Guidelines for Patio Cover - Sample Span Table**

# Design Guidelines for Patio Cover Sample Sections and Elevation Plan

1/2" PLYWOOD WITH 8d @ 6" o.c.  
E.N. & @ 12" o.c. F.N. WITH  
BUILT-UP OR ROLL ROOFING

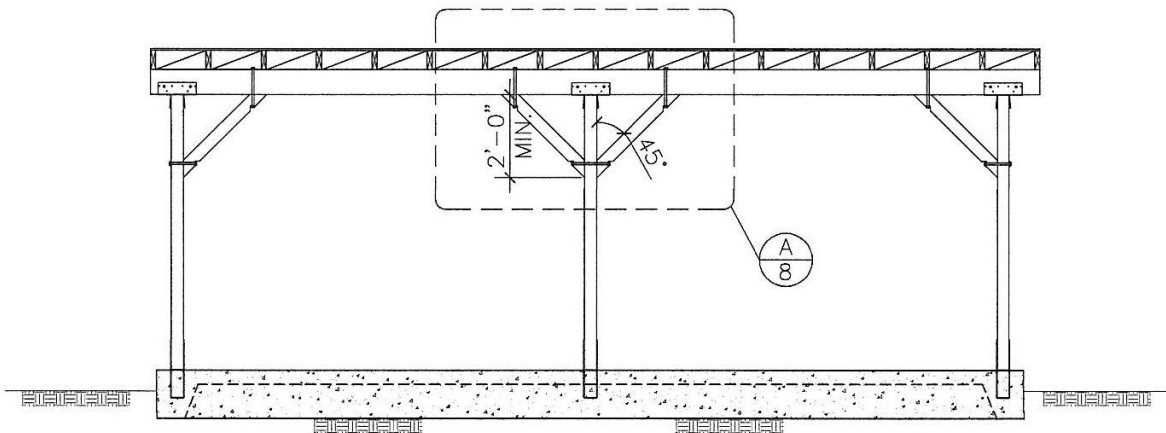


SOLID COVER OPTION



LATTICE COVER OPTION

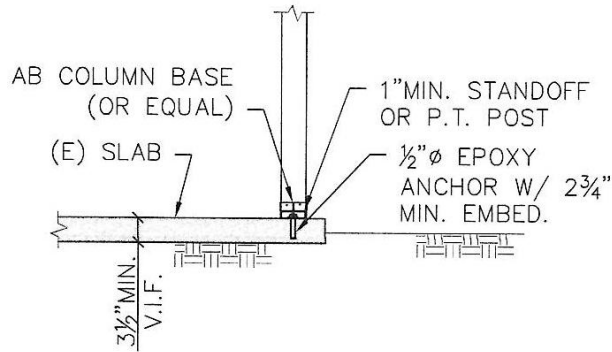
(B) PATIO COVER SECTION  
SCALE: 1/4"=1'-0"



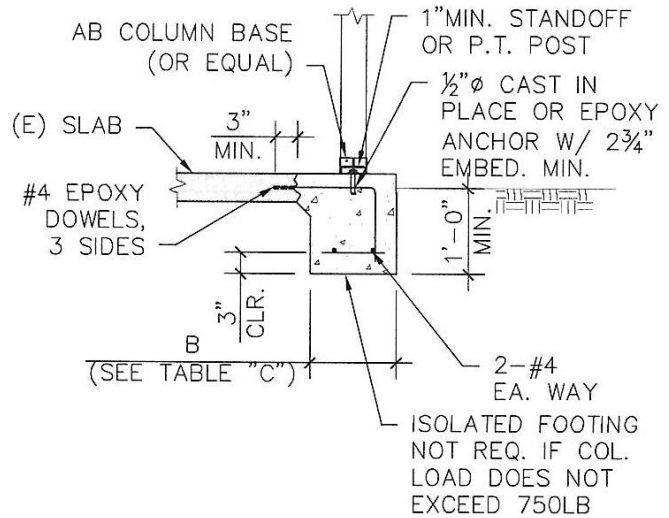
(A) PATIO COVER ELEVATION  
SCALE: 1/4"=1'-0"

# Design Guidelines for Patio Cover

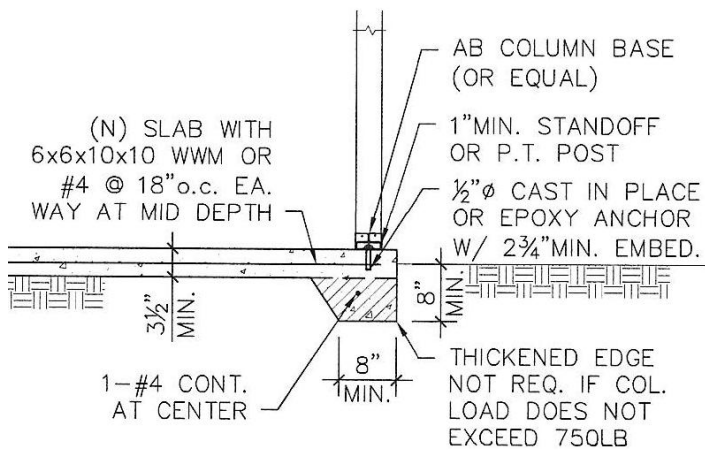
## Sample Details (1)



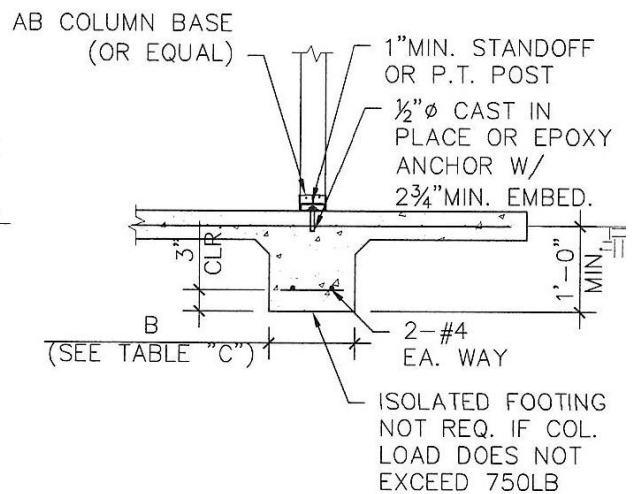
**C** (N) POST TO (E) SLAB DETAIL  
SCALE: 1/2"=1'-0"



**D** (N) ISOLATED FOOTING AT (E) SLAB DETAIL  
SCALE: 1/2"=1'-0"



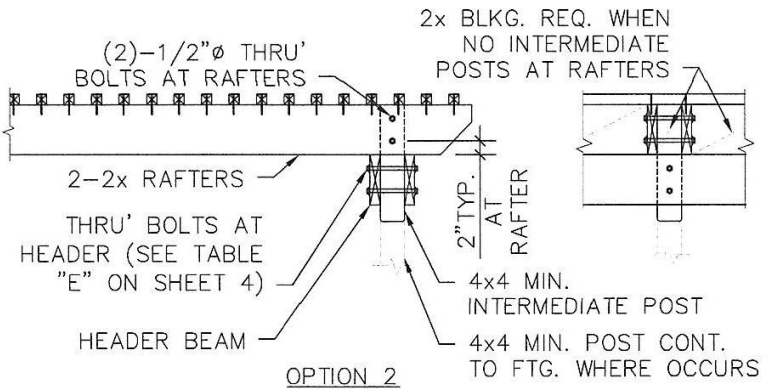
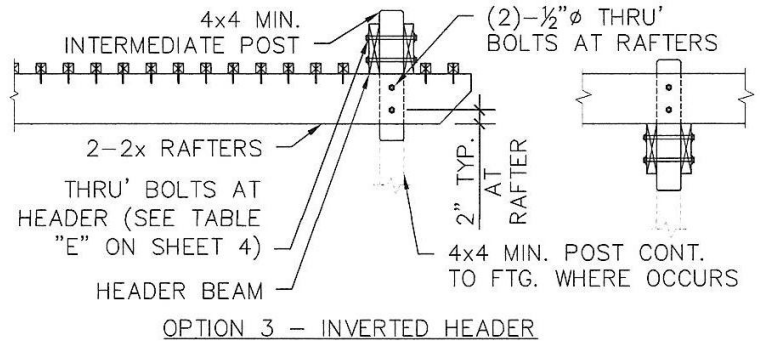
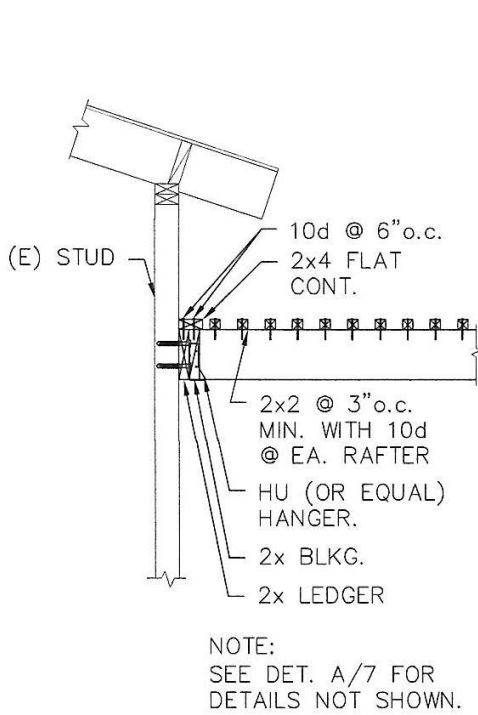
**A** (N) PATIO SLAB THICKENED EDGE DETAIL  
SCALE: 1/2"=1'-0"



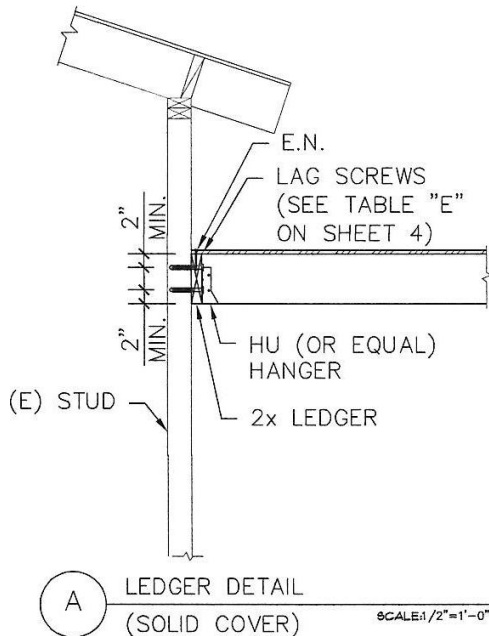
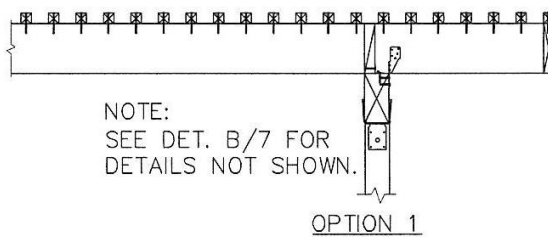
**B** (N) ISOLATED FOOTING IN (N) PATIO SLAB  
SCALE: 1/2"=1'-0"

# Design Guidelines for Patio Cover

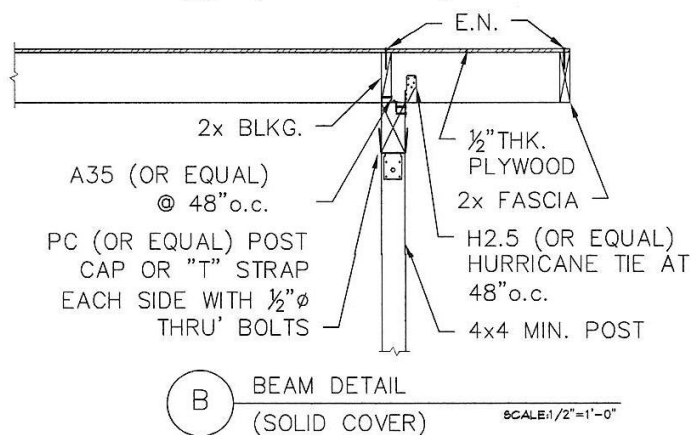
## Sample Details (2)



(C) LEDGER DETAIL (LATTICE COVER) SCALE: 1/2" = 1'-0"



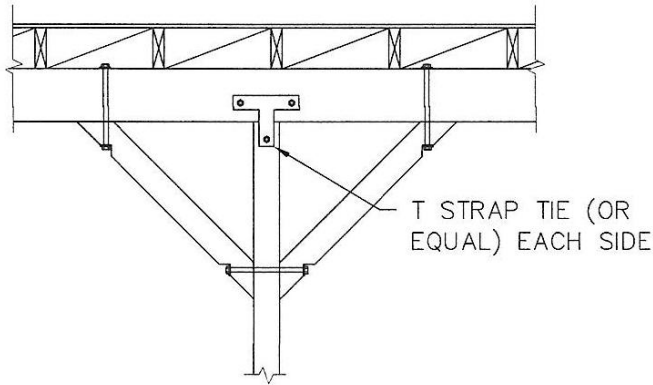
(D) BEAM DETAIL (LATTICE COVER) SCALE: 1/2" = 1'-0"



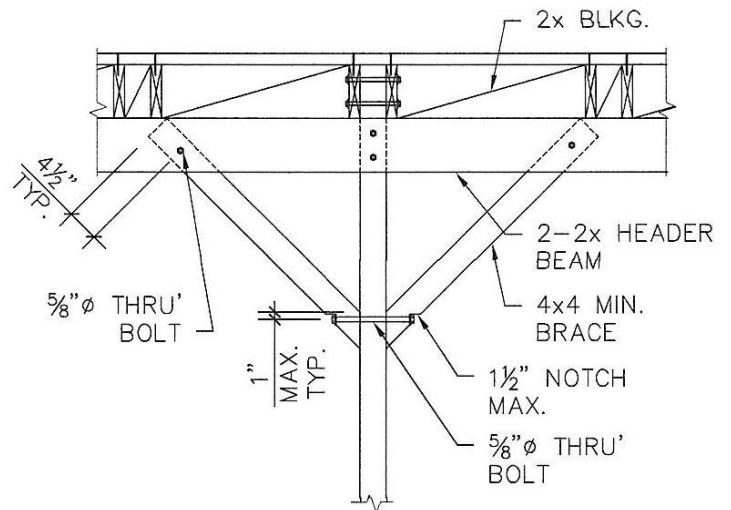
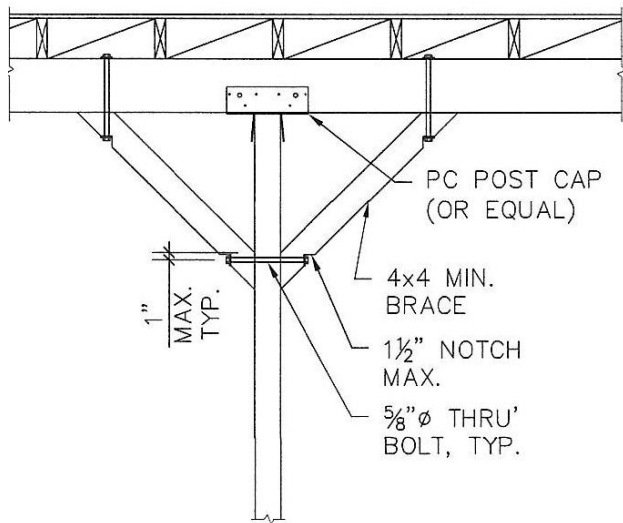


# Design Guidelines for Patio Cover

## Sample Details (3)



T STRAP TIE OPTION



ALTERNATIVE OPTION



BRACE DETAIL

SCALE: 1/2" = 1'-0"