



REGULATIONS COVERING

# REQUIREMENTS FOR PATIO COVERS, BALCONIES, & CARPORTS FOR Single Family Dwellings

CITY OF HEMET BUILDING DIVISION  
445 E FLORIDA AVENUE, HEMET, CA 92543  
(951) 765-2475

INFORMATION  
BULLETIN

131

December 2007

This handout covers the requirements for patio covers, balconies and carports wherein the applicant is using the standard City of Hemet plan (and constructed of wood) or ICC approved plans.

### Required Documentation needed for submittal to the Building Department:

1. One Building Permit Application
2. Three (3) copies of a Plot Plan showing the location.

Plot plan should include the following:

- showing all lots
- easements
- set backs
- drainage
- owner information
- project address/tract number
- north arrow

- Three (3) copies of the City of Hemet Standard Plan completed or valid ICC plans.

### Are all patio covers, balconies and carports required to be permitted?

The only patio cover that does not require a permit is one that is detached from the home AND is less than 100 sq. ft. in floor area.

### What information is needed on the plot plan?

When completing the plot plan you should keep in mind that the plot plan is a bird's eye view of your lot. All structures on your property must be shown, including the new structure that you are applying to get permitted. Set backs must be listed. Setback is the dimension between your property line and the structures.

### What is a City of Hemet Standard Plan?

The City of Hemet Standard Plan is a document that has been designed and engineered for the most common ways that one could build a patio cover, balcony or carport. If your planned construction fits into the criteria on the plan, then you can use this plan. Keep in mind that you can not alter our plan in any way. If the plan doesn't suit you, you will need to submit plans into plan check. Please refer to submittal requirements [Information Bulletin # 118](#).

### What is an ICC plan?

An ICC plan, formerly known as an ICBO plan, is a plan that has been engineered and approved by the International Code Council for construction of some typical aluminum awnings. These plans are most commonly provided by the supplier of your construction material. **Please note** that your ICC plan needs to be based on the 2006 International Building Code to be valid in the state of California. To find more out about these plans, you can contact

the International Code Council at [www.icc.org](http://www.icc.org).

### What are the required inspections going to be?

City of Hemet Standard Plan for patio cover and carports.

1. Footing
2. Roof Nail
3. Final

City of Hemet Standard Plan for balconies-

1. Footing
2. Floor Nail
3. Final

ICC Approved Plan-

1. Footing (If Applicable)
2. Final

### What is the inspector looking for with these inspections, and when are they performed?

**Footing**-is inspected after the hole for the footing has been dug, prior to concrete being poured.

**Roof Nail/Floor Nail**-inspection is to inspect the nailing of the plywood on the roof, prior to the roofing material being laid. Similarly, the floor nail is to inspect the nailing of the plywood for the floor of the deck.

**Final**-inspection is performed to inspect framing of the structure ensuring all the hardware required by the plans has been installed and installed correctly. For structures built from wood, the structure must be water-proofed with either painting, staining, or other approved materials.

### Additional requirements for balconies.

A balcony must have access to it. It can either be from an exterior staircase as detailed on the plan or from a door in the structure. If a door will be installed, we need a elevation view of the affected area before the door is installed as well as an elevation view as it will appear after the door is installed. Please include dimensions of existing windows. In addition, you will need to provide a framing detail for the new door. The code also requires that a light be installed next to every exterior door, therefore, you will be required to install an exterior light.

### Other items to consider:

A gas line can not be run under a structure. If you already have a gas line installed you will need to ensure that the structure will not be over that line.