

The information provided herein describes the minimum requirements for obtaining patio cover permits for residential buildings within the City of Lompoc. For clarification of the permit process, we can be reached by telephone at (805) 875-8220, or by email at [building@ci.lompoc.ca.us](mailto:building@ci.lompoc.ca.us)

**I. CONDITIONS:**

- a. Patio covers are one-story structures not more than 12 feet in height above grade, and used only for recreational purposes. Garage, storage, or habitable rooms are not permitted.
- b. Patio covers using this standard plan are attached to a building, and are permitted **ONLY** as an accessory to single-family dwellings.
- c. Patio covers must be open, except where attached to the adjacent building.
- d. Patio covers using this standard plan are not for future enclosure.

**II. SPECIFICATIONS**

- a. Joists shall be grade marked Douglas Fir Larch No. 2 or better
- b. Beams shall be Douglas Fir Larch No. 1
- c. Concrete: 2,500 psi in 28 days
- d. Post footings to have 2 - #4 rebar at bottom of footing each way
- e. Slabs-on-grade to be reinforced with #3 rebar at 24" o.c. each way. Existing slabs must be approved in good condition.
- f. Nails: Common, use galvanized when exposed to weather
- g. Roofing sheathing: ½" CDX or 7/16" OSB min. Nailing 8d-6" o.c. edges and 12" field

**III. ROOFING NOTES**

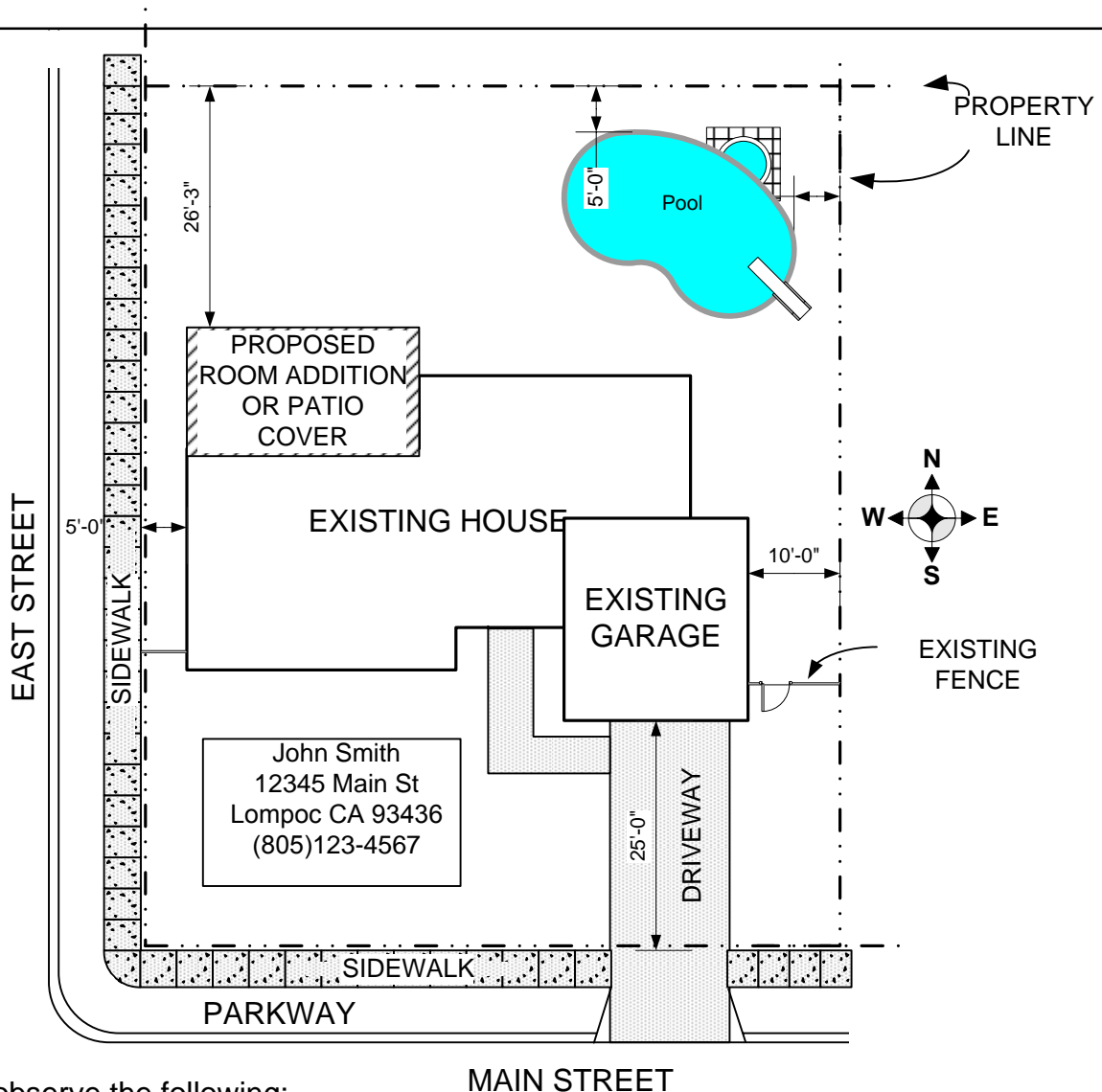
- a. Roll roofing (cap sheet over 1 or 2 layers of felt)
  - i. Built-up types
  - ii. 2-layer – 15 lb underlayment
- b. 1-layer – 60 lb cap sheet mopped (roof plies)
- c. Torch down roof system per manufacturer specifications
- d. Metal or translucent per manufacturer specifications
- e. Roof must have minimum class B rating or better when tested per ASTM E
- f. Roof slopes greater than ¼:12, but less than 2:12 shall be hot mopped, built-up roof, or use an approved cold process system with an approved ICC report. Roof slopes between 2:12 and 4:12, use composition shingles over 2 layers of 15 lb felt (1 layer of 30 lb felt is not acceptable).

**IV. INSPECTIONS**

- a. Foundation – Post brackets/hardware must be in place prior to inspection
- b. Framing – Boundary nailing must be installed and inspection done before covering roof
- c. Final – All exterior woods exposed to weather shall be primed/sealed/painted

In order to obtain a building permit, all attached pages must be filled out completely, and submitted along with a site plan of your property showing the proposed location of the patio cover. A sample site plan can be found on the next page for your reference.

## SAMPLE SITE PLAN

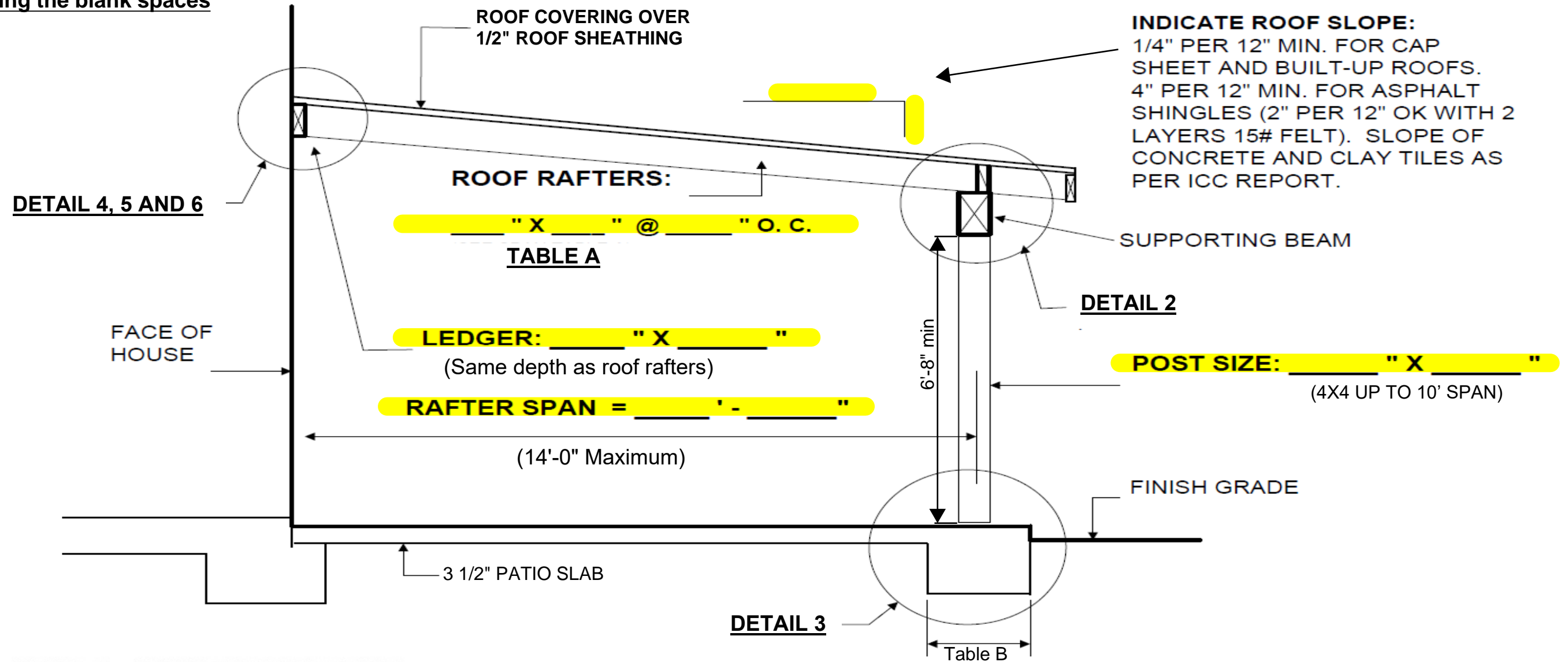


Provide and observe the following:

1. Minimum 8 1/2" x 11" sheet size. (Fill sheet with site plan, Do not use edge of paper for property lines)
2. Show north arrow.
3. Show all dimensions and locations for property lines & setbacks. (Include lot size)
4. Show all streets and alleys, and setback from curb to property line.
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, and phone number.
8. Plans are to be drawn neatly and must be legible (no graph paper).
9. Three (3) sets of plans (minimum) are required for all building permits.
10. Indicate all easement locations (refer to your title report for this information).

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.

Complete by filling the blank spaces



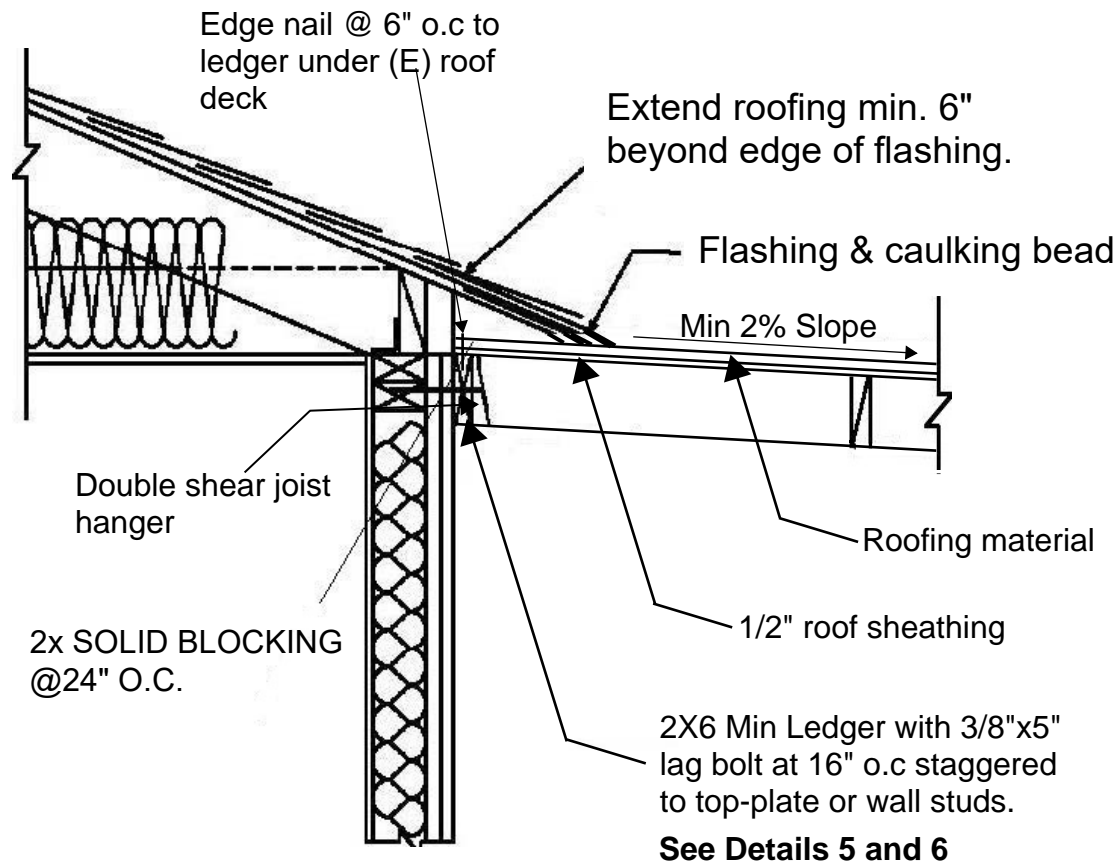
**Table A - Minimum Rafter Size**

Rafter Span (FT)	Spacing Center-to-Center (in.)		
	12	16	24
6	2x4	2x4	2x4
7	2x4	2x4	2x4
8	2x4	2x4	2x6
9	2x4	2x6	2x6
10	2x6	2x6	2x6
11	2x6	2x6	2x6
12	2x6	2x6	2x6
13	2x6	2x6	2x6
14	2x6	2x6	2x6

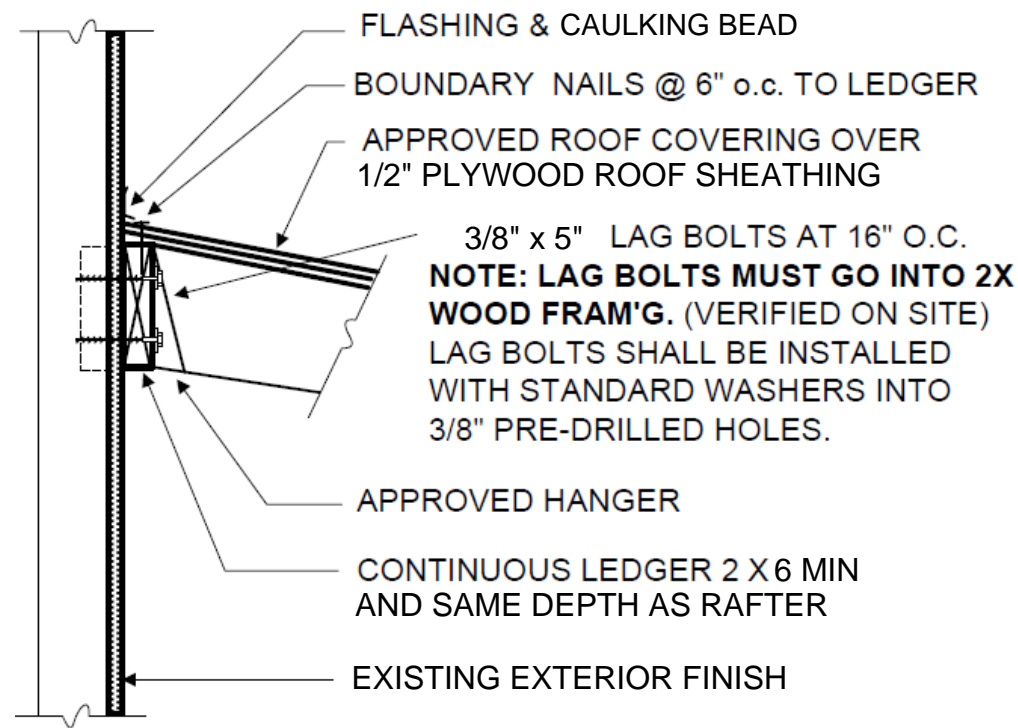
**Table B - Minimum Footing Size (sq. in.)**

Post Spacing	Rafter Span (ft)				
	6	8	10	12	14
4 ft	18	18	18	18	18
6 ft	18	18	18	18	18
8 ft	18	18	18	18	18
10 ft	18	18	18	18	18
12 ft	18	18	18	18	18
14 ft	18	18	18	18	20

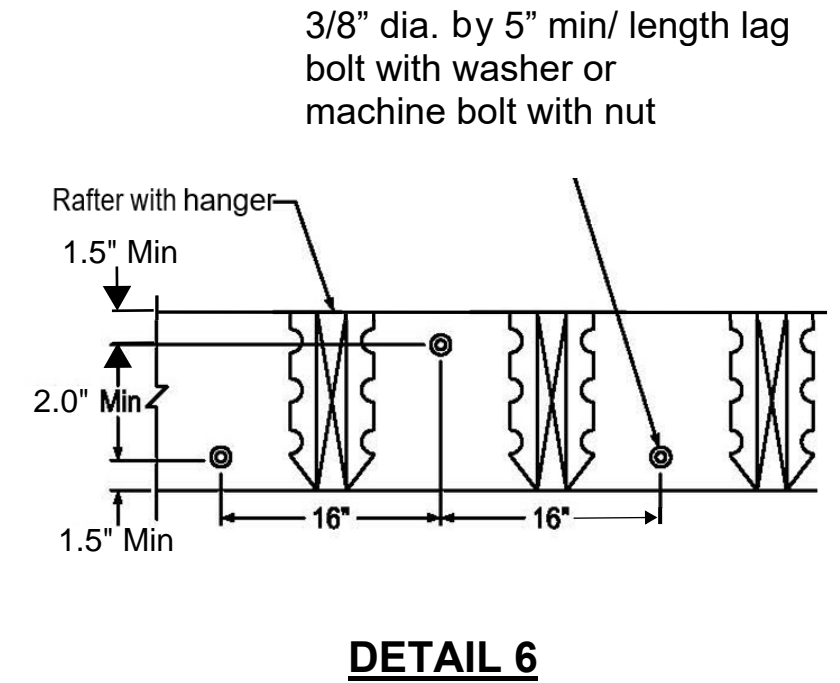




**DETAIL 4**



**DETAIL 5**



**PLEASE READ AND SIGN:**

The owner and/or contractor, as applicant for this permit, has read and understands the information on this page and agrees to construct the proposed patio cover as shown on these plans.

Signature of Applicant \_\_\_\_\_

Date: \_\_\_\_\_