



BUILDING CODE MANUAL

A3116
Article 2
06-17-97
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PATIO COVERS (APPENDIX CHAPTER 31)

Residential type patio covers may be attached to or detached as accessory to Group R-3, U-1 or to individual dwelling units in Group R-1 occupancies. The patio covers may be partially enclosed with dropped beams and bulkhead (pony) walls, or be fully enclosed with translucent or transparent plastic or insect screen panels on the required open sides. In keeping with a recent directive from the ICBO ES Evaluation Committee, tempered glass enclosure panels are now acceptable as an alternate to the plastic panels. Residential type patio enclosures, also known as roofed porches, shall be used only for recreational, outdoor living purposes and not as habitable rooms, storage rooms or garages. Therefore, the door(s) and the insulated wall between the dwelling and the patio enclosure shall not be removed during construction, or after final inspection, of the patio enclosure.

Approval for the use of plastic, glass or screened enclosure panels is allowed provided the panels are constructed and installed in a manner that will permit their easy removal without the use of tools. Panels that may be removed by the use of thumb-turn type latches will satisfy this requirement.

The following conditions govern the use of tempered glass for patio enclosures:

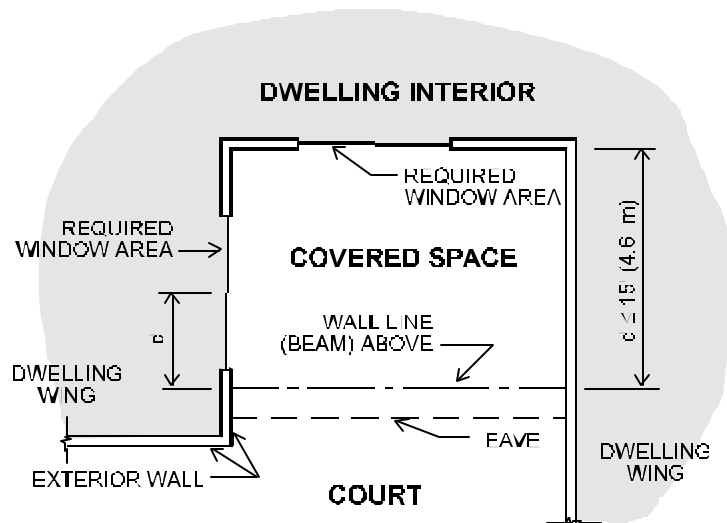
1. Glass thickness shall not exceed 0.125 inches (3.2 mm).
2. Glass subject to human impact shall comply with Section 2406.
3. Glass assembly is readily removable.
4. A bedroom's emergency escape/rescue window shall not open into an enclosed patio.

Exterior openings of the dwelling required for light and ventilation may open into a patio structure conforming to the above. Dwelling windows required for light and ventilation opening into a roofed porch are covered by the exceptions of Section 1203.1 and by Appendix Chapter 31, Section 3116.

Approval for the use of enclosed patios is limited to those patios having open sides within 15 feet (4.6 m) of all required windows. The open side may be at right angles to the wall containing the required window.

Roofed areas that have only one open exterior wall do not satisfy the definition of "patio cover" in Section A3116. One common example is where a roof is constructed over a portion of a "court" space between two wings of a residence. Section A3116 makes no provision for the use of the roofed-over area as a source of light and ventilation for adjacent rooms. The building official will allow the use of such covered space for light and ventilation under the following conditions:

1. The open area of the exterior wall must be at least equal to the required area of the windows plus 1/10 of the floor area of the roofed space, but not less than 65 percent of the area below a minimum of 7 feet (2.1m).
2. If the windows in the adjacent room or rooms are more than 7 feet (2.1m) from the exterior opening of the roofed space, the area required by Section 1203.1 shall be multiplied by the factor of $(d/7)$ where "d" equals the distance in feet ($d/2.1$ for meters) from the exterior opening to the window. For walls at a right angle to the exterior opening, "d" will be measured to the center of the window.
3. The maximum distance from the exterior opening of the roofed space to an interior window is limited to 15 feet (4.6 m).



RECOMMENDED
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