

RESIDENTIAL PATIO COVER PERMIT REQUIREMENTS & CHECKLIST CITY OF PLANO BUILDING INSPECTION DEPARTMENT

DRAWINGS SUBMITTAL: Two (2) copies of complete set of drawings are required for plan review. Drawings must be submitted along with a completed permit application form.

NECESSARY DRAWINGS: Using this **checklist** will help speed up the review process time by supplying us with the proper documents at the time of application.

- Site Plan** -- (Plot Plan scale: 1" = 20') Shade or hatch in area where patio cover will be constructed. Also show existing house and setback dimensions from property lines. Note: The additional square footage of the patio cover, along with existing house lot coverage, shall not exceed overall maximum lot coverage.
- Floor plans** – Show an enlarged floor area, with dimensions and measurements, of the new patio cover. See also note 4 in NOTE section below.
- Roof Framing Plan** – Show how the new roof ties into the old. (If applicable.) New roof shall not attach to brick or non-masonry veneers. Show attachment/connection details (bolts, etc...)
- Exterior Elevation** – Show what each sides of the patio cover will look like after adding the patio cover. Include dimensions and measurements for overall length, heights, and widths.
- Construction Details** – Include all framing, spans, spacing and wall section. Patio cover shall not be anchored or attached to brick or siding (non-masonry veneers).
- Foundation Plans** – Show how posts or columns supporting patio cover will be anchored to the ground. Show footing depths, foundation slab changes, etc... (When applicable).
- Electrical Plans:** Show any electrical work to be installed under the patio cover. For example: Ceiling Fans and switches or additional outlets.

Note: Building Inspection may request additional information if necessary.

FEE: Refer to the fee schedule for applicable fees

NOTE:

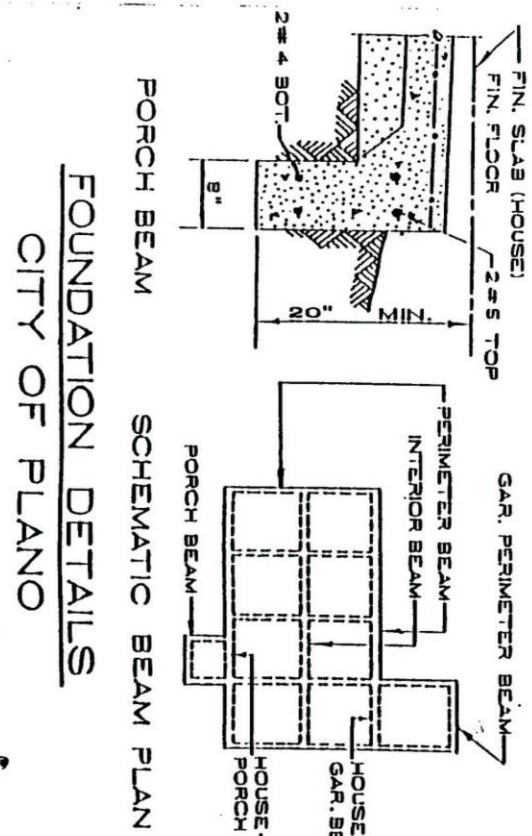
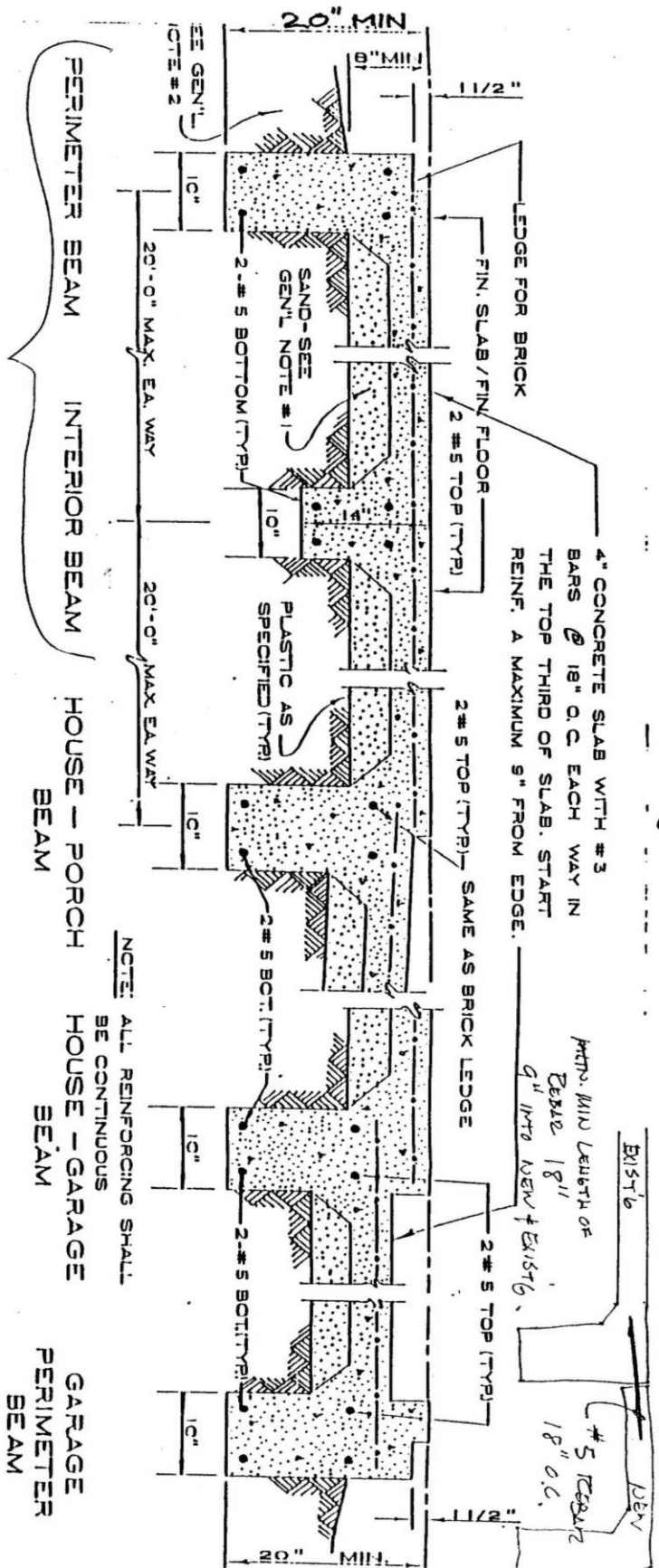
1. Required inspection checklist will be supplied with building permit package.
2. Drawings must be drawn to scale, dimensioned and of sufficient clarity, including square footage of lot, house, garage/carport, patio cover, storage shed, etc, and proposed patio cover.
3. Permit holder is responsible for requesting and completing all required inspections.
4. Patio cover shall not be erected in any required side, front and/or rear yard.
5. The additional square footage of the patio cover cannot exceed the maximum lot coverage requirements. Reference lot coverage table on following page.
6. Patio cover shall not be anchored to veneer. Veneer is a facing attached to wall for the purpose of providing ornamentation, protection, or insulation, but not counted on adding strength to a wall. See 1403.1 2015 IBC.
7. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

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Building Inspections Department ~ 1520 Ave K, Suite 140 Plano, TX 75074 ~ 972-941-7140 fax 972-941-7187
www.buildinginspections.org
FM624RY005 REV. 04/20/2016

City of Plano Standard Engineering Detail



- GENERAL NOTES:**
1. USE SAND FILL EXCEPT IN AREAS WHERE HIGH WATER TABLE IS ENCOUNTERED, USE GRAVEL, CRUSHED STONE OR COMPARABLE MATERIAL.
 2. EXTEND 6" MIN. INTO UNDISTURBED SOIL.
 3. ALL CONCRETE SHALL HAVE A 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 2500 P.S.I.
 4. NO DEAD END BEAMS ALLOWED.
 5. ALL BEAM AND SLAB REINFORCING SHALL EXTEND TO WITHIN 1 1/2" OF EXTERIOR FORMS.
 6. BEAM REINFORCING SHALL BE CONTINUOUS
 7. LAP ALL BAR REINFORCING 40" O.C. MIN.
 8. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLAB AND BEAM REINFORCING.
 9. MAX. SLUMP OF CONCRETE NOT TO EXCEED 6".
 10. INTERIOR BEAMS ARE NOT REQUIRED IN GARAGE.

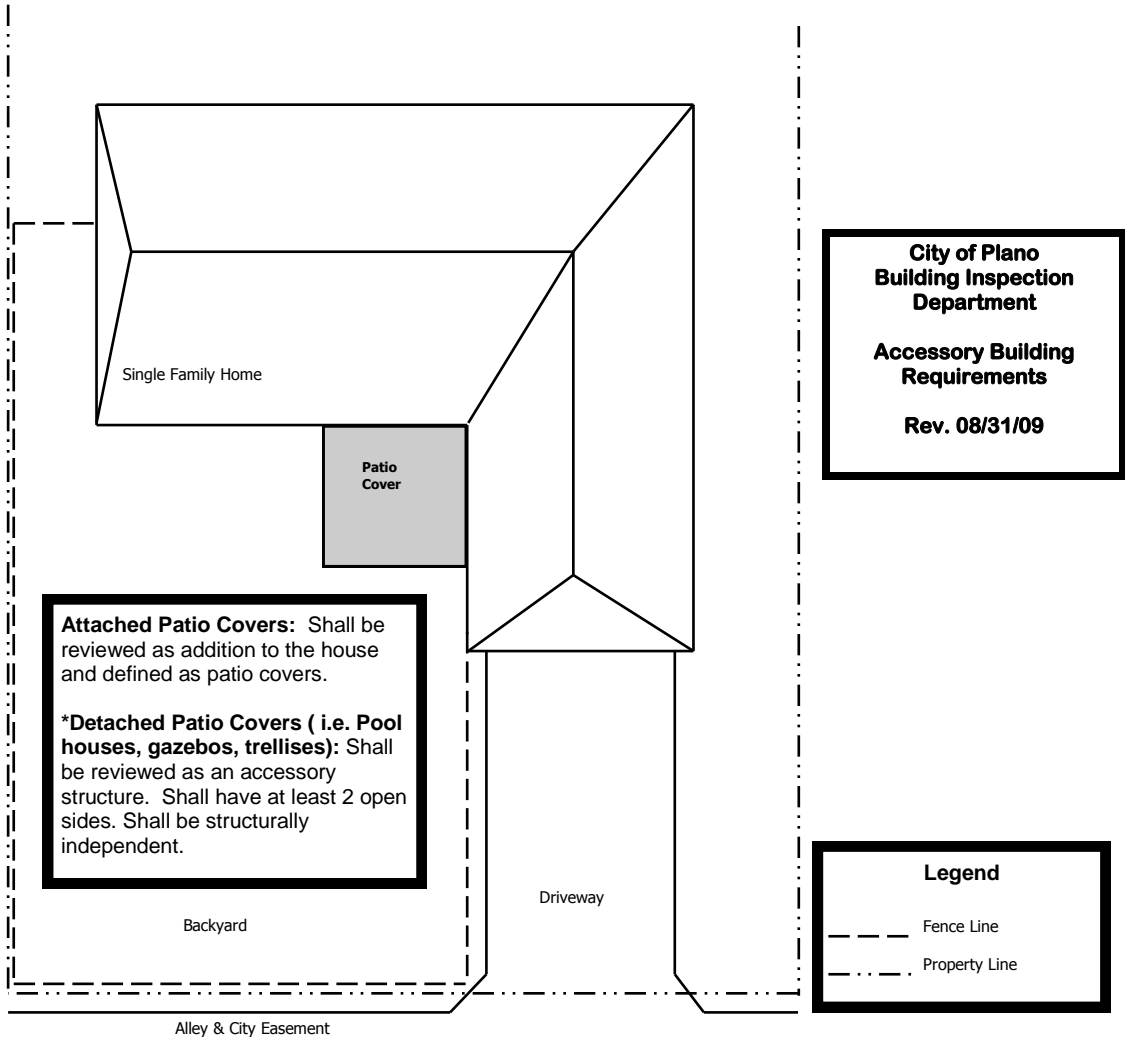
PERIMETER BEAM
 INTERIOR BEAM
 HOUSE - PORCH BEAM
 HOUSE - GAR. BEAM
 GAR. PERIMETER BEAM
 HOUSE - GARAGE BEAM
 GARAGE PERIMETER BEAM

SCHEMATIC BEAM PLAN

FOUNDATION DETAILS

CITY OF PLANO

Patio Covers*, Zoning Ordinance 3-200 to 3-204



Attached Patio Covers: Shall be reviewed as addition to the house and defined as patio covers.

***Detached Patio Covers (i.e. Pool houses, gazebos, trellises):** Shall be reviewed as an accessory structure. Shall have at least 2 open sides. Shall be structurally independent.

**City of Plano
Building Inspection
Department**

**Accessory Building
Requirements**

Rev. 08/31/09

**Note for all Examples of
Accessory Buildings:**

Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street. In no instance shall an accessory building be located within an easement or right-of-way. (Section 3-204 Zoning Ord.)

***ACCESSORY STRUCTURES FORMULA
FOR PATIO/ZERO LOT HOMES:**

A. _____ Sq Ft of Accessory Buildings
 B. _____ Sq Ft of Garage + Main Bldg (including patio cover/porch)
 C. _____ Sq Ft of other Accessory Bldgs. i.e. Gazebo, Arbor, Storage Shed
 D. _____ Total of A+B+C
 E. _____ Sq Ft of Lot Area
 F. _____ Total of "D" divided by "E" shall not exceed 60 %

***ACCESSORY STRUCTURES FORMULA:**

A. _____ Sq Ft of Accessory Buildings
 B. _____ Sq Ft of Garage
 C. _____ Sq Ft of other Accessory Bldgs. i.e. Gazebo, Arbor, Storage Shed
 D. _____ Total of A+B+C
 E. _____ Sq Ft of Lot Area
 F. _____ Total of "D" divided by "E" shall not exceed 45 %

**** Exception:** One-story detached accessory structures not exceeding 120 square feet in floor area does not require a permit, but must comply with all zoning ordinance requirements as shown on this diagram.

Legend

--- Fence Line
 - . . . Property Line

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