



## PATIO ENCLOSURES

The following information is based on the 2007 edition of the California Building Code (CBC).

- Patios are not allowed to be enclosed if installed on the exterior of a bedroom, unless an equivalent emergency egress window or door is provided from the bedroom opening directly to the exterior.
  - Where exterior openings (opening into the enclosure) serve as an exit from the dwelling unit, the patio enclosure shall be provided with exits conforming to the provisions of Chapter 10.
  - Patio enclosures shall be used only for recreational, outdoor living purposes and not as storage rooms or habitable rooms.
1. Enclosure walls are permitted to be of any configuration provided the open area of the longer wall and one additional wall is equal to at least 65% of the area below a minimum 80 inches of each wall measured from the floor.
  2. Openings shall be permitted to be enclosed with the following:
    - a. Insect screening.
    - b. Approved translucent or transparent plastic not more than 0.125 inch in thickness.
    - c. Glass conforming to the provisions of CBC Chapter 24.
    - d. Any combination of the foregoing.
  3. Enclosures shall have a ceiling height of not less than 7 feet.
  4. Wood framing members that rest on exterior foundation (or slab) and are less than 8 inches above exposed earth shall be of naturally durable or preservative-treated wood.
  5. Sills on a concrete or masonry slab that is in direct contact with earth shall be of naturally durable or preservative-treated wood.
  6. Clearance between wood siding and earth on the exterior shall be not less than 6 inches except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood.
  7. Posts or columns supported by a concrete slab or footing that is in direct contact with the earth shall be of naturally durable or preservative-treated wood (exception: posts or columns supported on metal pedestals projected at least 1 inch above the slab).
  8. A screen enclosure shall be permitted to be supported on a concrete slab on grade without footings, provided the slab conforms to the provisions of Section R506, is not less than 3 1/2" thick, and the columns do not support loads in excess of 750 pounds per column.