ADOPTED CODES (with City Amendments per Ordinance 2019-12):

2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Plumbing Code (IPC)
2018 International Fuel & Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Energy Conservation Code (IECC)
2018 International Property Maintenance Code (IPMC)
2017 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2018 International Fire Code (IFC)

Current Peoria Zoning Ordinances
A building permit is required for the construction, repair or enclosure of a patio cover/carport. A footing and final inspection must be passed before the work is considered completed by the City of Peoria.

A. DEFINITIONS

1. A **patio cover** shall be used only for recreational and outdoor living purposes limited to one-story not exceeding 12 feet in height.

2. A **carport** is a motor vehicle parking structure. It may be freestanding or attached to another structure. A carport is one-story high and is entirely open on two or more sides, except for structural supports, and there can be no enclosed uses above the carport. Any structure, which does not meet this definition, must comply with all regulations relating to a garage.

B. BUILDING PERMIT APPLICATION

All projects must have a permit application. Arizona law requires that every applicant supply specific information and certain declarations regarding the proposed work. The owner, licensed contractor, or their authorized agent can complete the application. The following information must be provided:

1. **Project Information:** The address, legal description or assessor's parcel number, existing use of the building or property, and a brief description of work must be supplied.

2. **Applicant:** This is the name of the person presenting the application to the department.

3. **Property Owner:** The name and address of the property.

4. **Contractor:** If a permit is being issued to a contractor, a contractor's license number, state privilege tax number and a City of Peoria sales tax number must be provided. If the permit is being issued to an owner/builder, write "owner/builder" in this area.

C. PREPARE PLANS

Plans must include the following:

1. Plot plan (see sample for all requirements).

2. Structural plan - either one copy of the City of Peoria standard plan (specifications in this information bulletin), or two copies of any other plan.

D. LOCATION

Location of the patio cover (distance from the property lines), and the width and slope of the driveway are regulated by the zoning laws of the city. For specific information about zoning regulations for your lot, call the Planning and Zoning Division (623) 773-7200.

When zoning regulations allow the patio cover posts to be located less than 3'-0" from a property line, for attached residence only, the patio cover must have a one-hour fire-resistant wall and parapet on the property line to protect neighboring property from fire. No openings are permitted in this wall.

**Exception:** No wall is required on the patio covers side next to a street or alley.
E. CONSTRUCTION SPECIFICATIONS

The following are the minimum construction specifications for patio covers.

Concrete mix: The concrete mix for footings must meet the strength of F’c = 2000-psi minimum, or the following:

1 part Portland cement
2 1/2 parts sand
3 1/2 parts 3/4 inch maximum-size gravel

Not more than 7 gallons of water per sack of cement.

2. Lumber: The lumber must be grade Douglas Fir/Larch No. 2 or better. All lumber must be grade-marked. Posts must be protected against decay and termites.

3. Ledger to House Attachment: When it is desired to connect and support one side of the structure by attaching it directly to the house, the rafter spans and main beam sizes will be shown in the table.

However, the main beam may be replaced on the side attached to the house with a ledger the same size as the rafters and fastened to the studs with 3/8” x 5” steel lag screws spaced at each stud. It is not permitted to attach the rafters to the existing house rafters. (no attachment at gable end)

If a ledger is not used, it is recommended that the patio cover rafters be notched and placed directly on the wall plates of the house.

4. Roof: The minimum roof slope is 1/4” in one foot. Specify roof covering when submitting plans. Roof materials must be approved for roof slope and comply with manufacturer’s specifications.

F. INSPECTIONS

Inspections are required at the following times:

When footings are dug; but before concrete is poured;

When work is complete and exposed for inspection.

The project is not legally complete until there is an approved final inspection. Inspections can be scheduled on-line at https://devservices.peoriaaz.gov

All lumber must be Douglas Fir/Larch No. 2 or better. All posts must be 4x4 minimum.

PLOT PLAN REQUIREMENTS

Two copies of a plot plan are required for a permit. You must include the following items on each plan page:

1. Address where patio cover is to be built.

2. North arrow and scale. Suggested scale: 1 inch equals 20 feet. The information on the lot direction is available from the Planning & Community Development Department.

3. Boundaries and dimensions of property. This information may be obtained from the Planning & Community Development Department.

4. Names of bordering streets, width of half street.

5. Location and width of easements. Information on public easements is available from the Engineering Department. Private easements should be shown on the property’s deed.

6. Location and distance from property lines, existing structures, retaining walls, or swimming pools.

7. Carports only: Location of existing curb cuts to be closed or altered, and location of new curb cuts. A separate permit from the Site Development Division must be obtained. Call (623) 773-7600 for information.

Phone Numbers:
Building Development Division ............... (623) 773-7225
Planning and Zoning Division ............... (623) 773-7200
Site Development Division ............... (623) 773-7600
Specifications for PATIO COVER

**RAFTER SIZE**
- MATERIAL
- SPACING

**OVERHANG**
- NOTE: WHEN OVERHANG IS 12" OR LESS, A 2" X FASCIA BOARD MAY BE USED IN LIEU OF BLOCKING.

**BEAM SIZE**
- MATERIAL

**POST SIZE**
- MATERIAL
- SPACING

**ROOFING**
- SHEATHING
- UNDERLAYMENT

**COLUMNS (SEE ATTACHED DETAILS)**
- WOOD/STUCCO
- MASONRY

**GYPSUM BOARD CEILINGS**
SHALL BE EXTERIOR GRADE
REFERRED TO AS "BROWN BOARD" ICBO #1874

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### Minimum Beam Sizes (inches)

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**Rafter spacings (inches)**

- | Rafter spacing (center to center) |
- | 12 | 16 | 24 |
- 10 | 2x6 | 2x6 | 2x6 |
- 11 | 2x6 | 2x6 | 2x6 |
- 12 | 2x6 | 2x6 | 2x6 |
- 13 | 2x6 | 2x6 | 2x6 |
- 14 | 2x6 | 2x6 | 2x6 |
- 15 | 2x8 | 2x8 | 2x10 |
- 16 | 2x8 | 2x8 | 2x10 |
- 17 | 2x10 | 2x10 | 2x10 |
- 18 | 2x10 | 2x10 | 2x12 |
- 19 | 2x10 | 2x10 | 2x12 |
- 20 | 2x10 | 2x10 | 2x12 |

BEAM TABLE IS BASED ON VALUES FOR DOUGLAS FIR/LARCH #2 OR BETTER.

Rafter table is based on values for Hem Fir #2 or better.
NOTE: THIS PLOT PLAN IS NOT TO SCALE.
EASEMENT, PROPERTY LINES, BUILDING SET BACKS.
TO BE USED AS AN EXAMPLE ONLY.
NOTE: O.S.B. SHEETING IS REQUIRED TO HAVE A MINIMUM OF 1/8" SPACING AT ALL EDGES.

BLOCKING REQUIRED BETWEEN JOISTS 2"X8" OR LARGER. EXCEPTION: WHEN O.H. IS 12" OR LESS, A 2"X FASCIA BOARD MAY BE USED IN LIEU OF BLOCKING.

STUCCO EXTERIOR
2" X TREATED PLATE W/ 1/2" A.B.'S MIN 2 PER PLATE

FOOTING DETAIL
2" X STUDS AT 18" O.C.
4" MIN FROM WEEP SCREWED TO GRADE 2" MIN FROM WEEP SCREWED TO CONCRETE SLAB
3 1/2' SLAB

LEDGER FOR CONNECTION TO FRAME WALL
3' X LEDGER FOR CONNECTION TO MASONRY WALL

APPROVED POST CAP

(3) 16D NAILS OR APPROVED FRAMING ANCHOR
MIN. SLOPE 1/4" PER FT.

EXIST. BEARING WALL

ALTERNATE ATTACHMENT
FOR RAFTER ON TO BEARING WALL