

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

DRAWINGS SUBMITTAL: Three (3) 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:

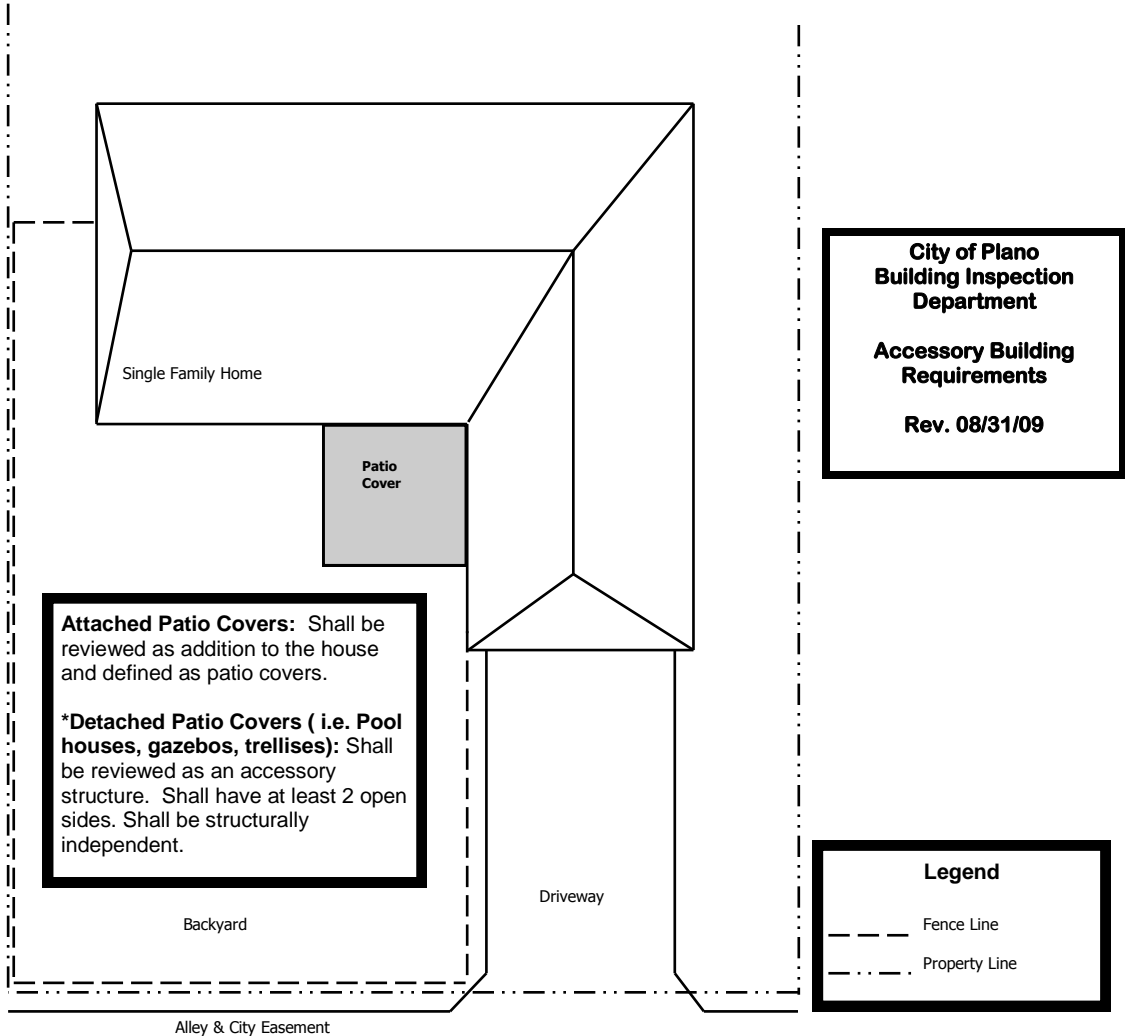
1. Required inspection checklist will be supplied with building permit package.
2. Drawings must be drawn to scale, dimensioned and of sufficient clarity, including square footage of lot, house, garage/carport, patio cover, storage shed, etc, and proposed patio cover.
3. Permit holder is responsible 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 2009 IBC.
7. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

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FM624RY005 REV. 02/28/11

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



**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.

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