



CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

1001 West Center Street • Manteca, CA 95337 • FAX (209) 923-8955

Building Safety Division (209) 456-8550 • Community Development/Planning Division (209) 456-8500

Attached/Detached Patio Cover/Carport

NOTE: Check with your homeowners' association and architectural review committee for Conditions, Covenants & Restrictions (CC&R's). The City of Manteca has no regulatory authority to enforce or notify permit applicants of CC&R requirements, nor deny permits for non-compliance.



SUBMITTAL REQUIREMENTS FOR COVERED PATIOS

Refer to the drawings and information in this handout for help in preparing your submittal.

Submit two (2) sets of complete plans, plus one (1) extra copy of the site plan.

1. SITE PLAN (see Pages 3 &4) shall show:

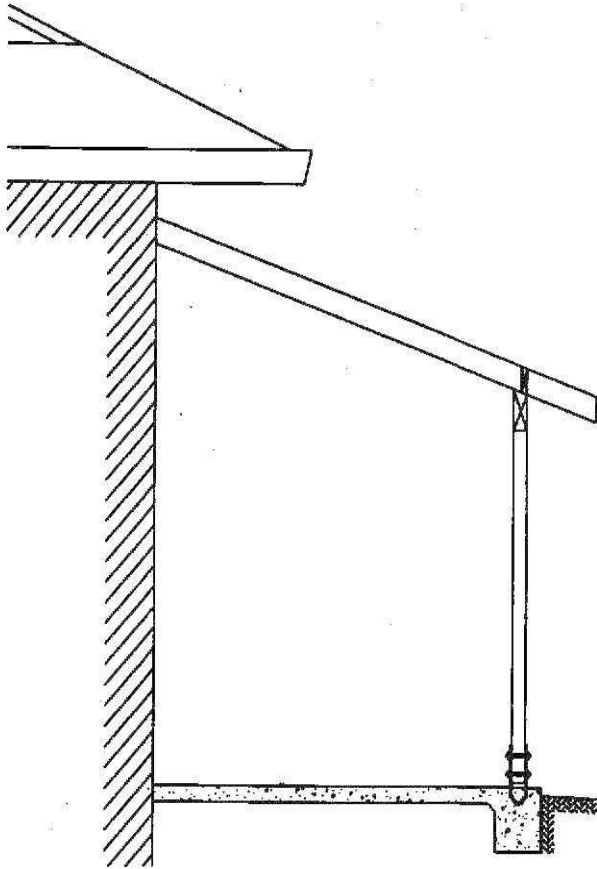
- a. Lot dimensions and easements
- b. Existing structures (existing residence, pool, shed, etc.) and the proposed patio structure(s) and their dimensions, including square feet of each.
- c. Distance between the proposed patio and property lines
- d. Distance between the proposed patio and existing structures on the property

2. ARCHITECTURAL, STRUCTURAL and DETAIL SHEETS (see Pages 7-11) shall show:

- a. Foundation plan, scaled
- b. Framing plan, scaled, shall show size of headers (beams), size and spacing of posts, roof rafter size and spacing, attachments to walls, roof sheathing, type of roofing, and roof pitch or slope.
- c. Elevations. Scaled.
- d. Electrical plan: Location of wall fixtures, ceiling fixtures, switches and receptacles.

SETBACK and LOT COVERAGE REQUIREMENTS

This overview is provided for reference only. Prior to building any structure or making an addition or modification to any existing structure, check with the Planning Division (209.456.8500) regarding minimum required distances from property lines and other structures. Check with the Public Works Division (209.456.8400) regarding the locations of any easements.



NOTE:

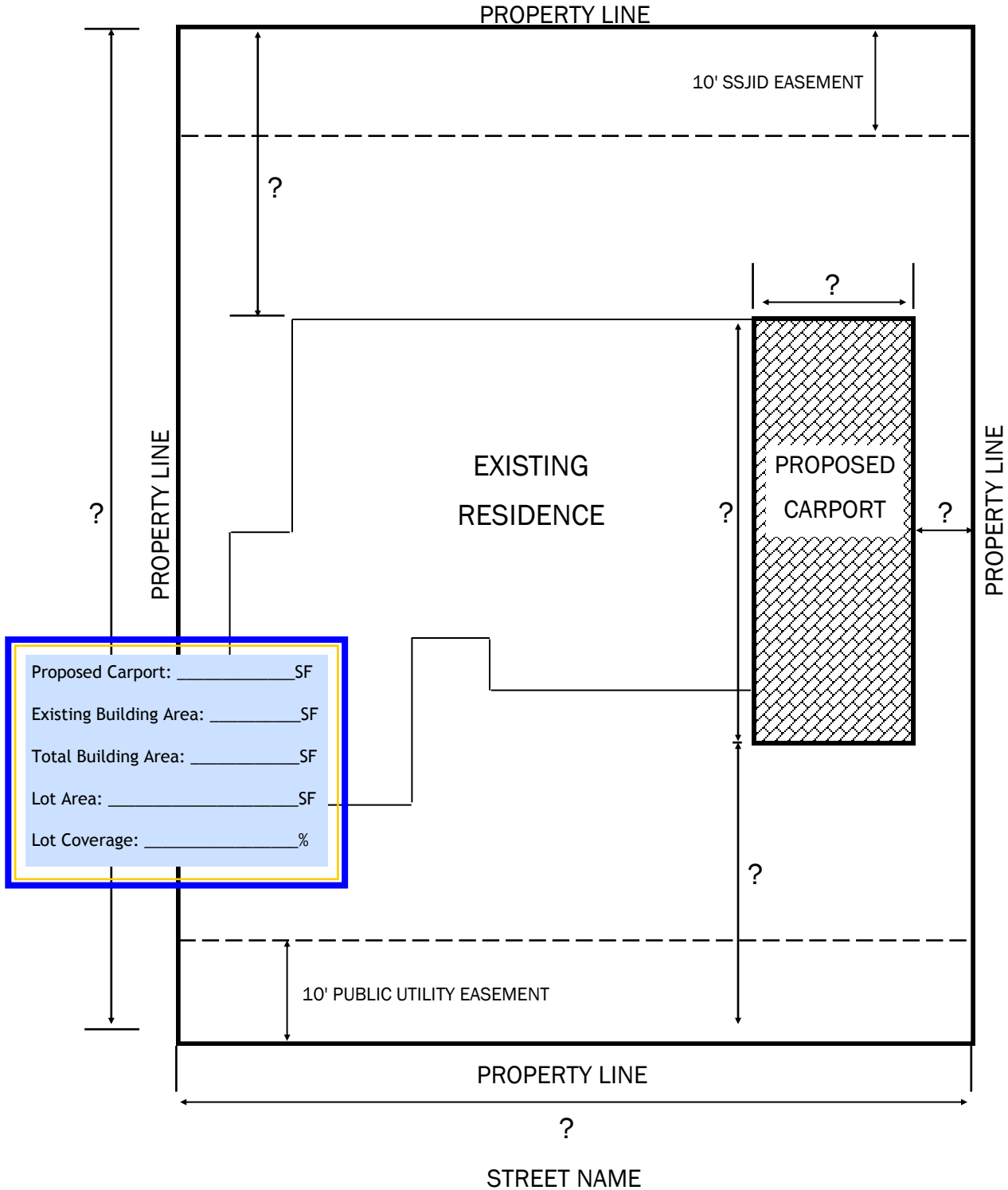
Permits shall not be required for one-story detached accessory structures provided the floor area is 120 square feet or less.

- Two detached accessory structures on the same lot will be considered as one building, no separation between those structures will be required but the 120 square feet or less exception will not apply. Therefore, a permit will be required for the grouped detached accessory structures.
- A maximum of two (2) detached accessory structures will be grouped as one building, additional structures must have the 10' separation between them.

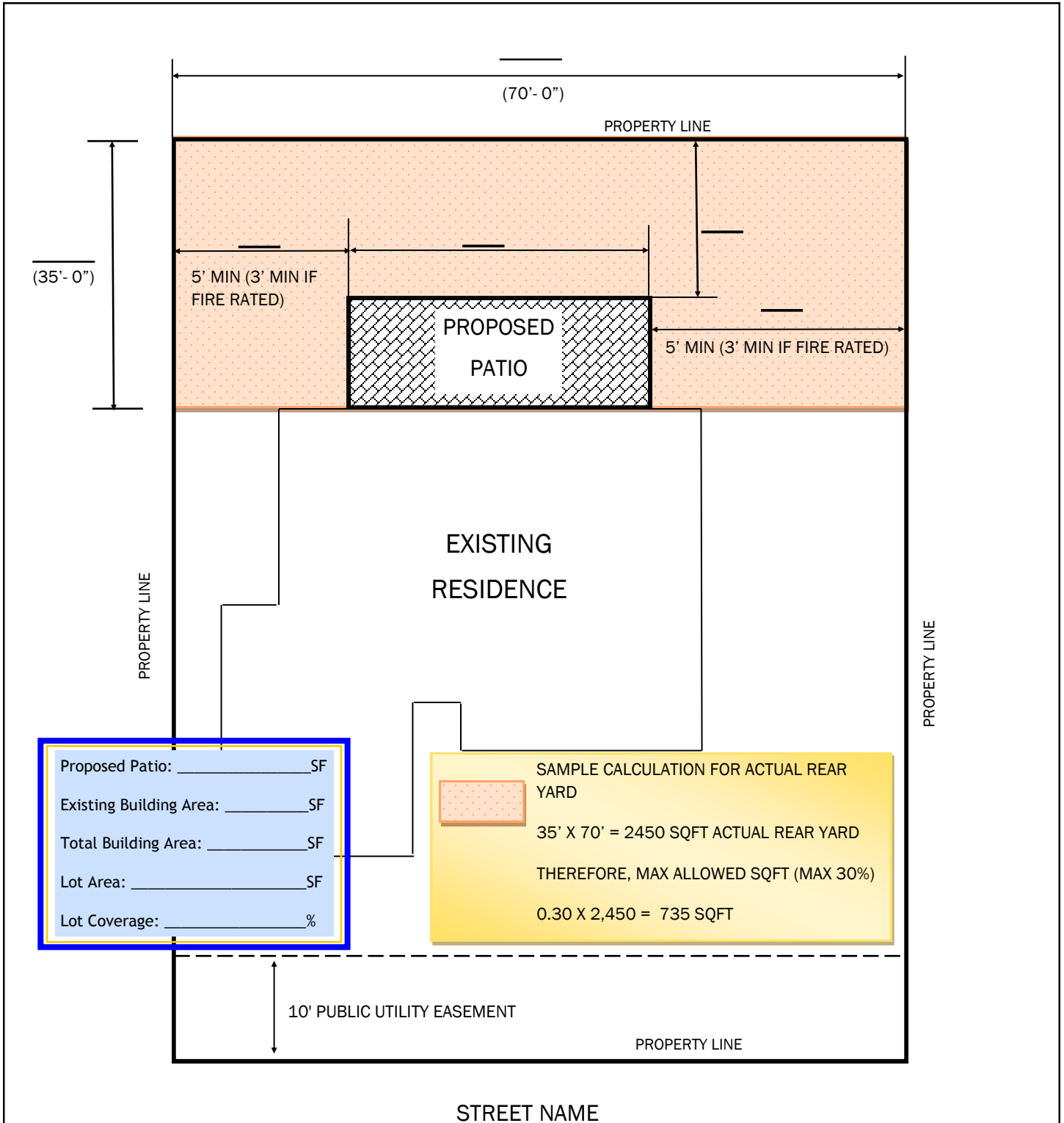
1. The maximum area of a lot that may be covered by roof structures (house, patio, garage, carport, sheds, etc.) (60) percent in the R-1 and R-2 Zoning District.

2. An **attached/detached covered patio** (including lattice patios) cannot be located closer than (5) five feet to a side or rear line unless one-hour fire protected then it can be (3) three feet inclusive of roof covering (overhang). The patio may not occupy more than (30) thirty percent of the required rear yard (See sample calculations on Page 4). A minimum of (10) ten feet (inclusive of roof covering) from street side lot line is required. (Contact the Planning Division of the Community Development Department for property line setbacks. The edge of the sidewalk is NOT the property line. The property line is normally 2 feet in back of the sidewalk)

SAMPLE SITE PLAN-CARPORT



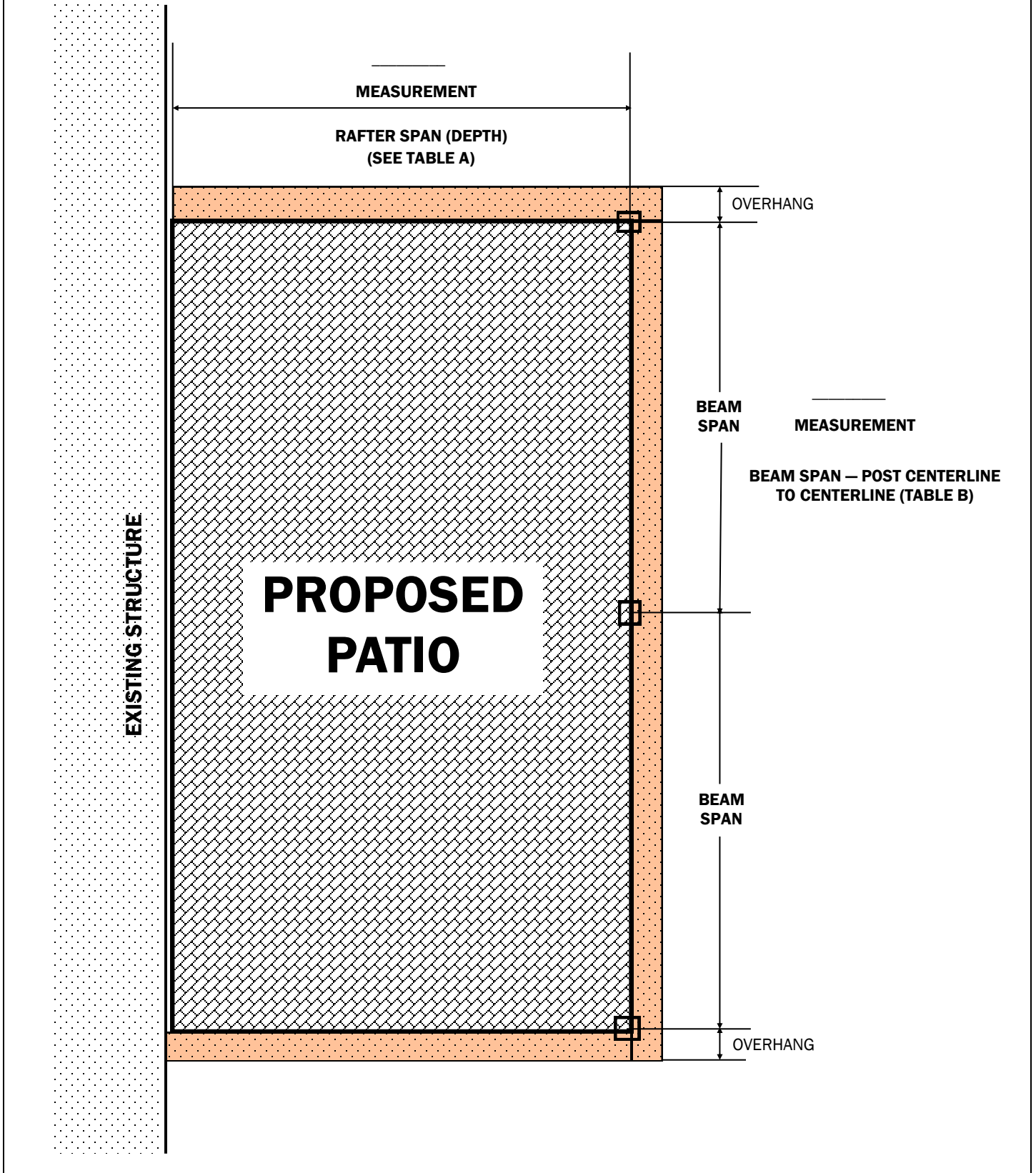
- 1) Show lot dimensions and total square footage of all covered areas (Residence, garage, carport, covered patio, and any accessory structures).
- 2) Check with the Planning Division for building setback requirements.
- 3) Check with Public Works for location of any utility easements.



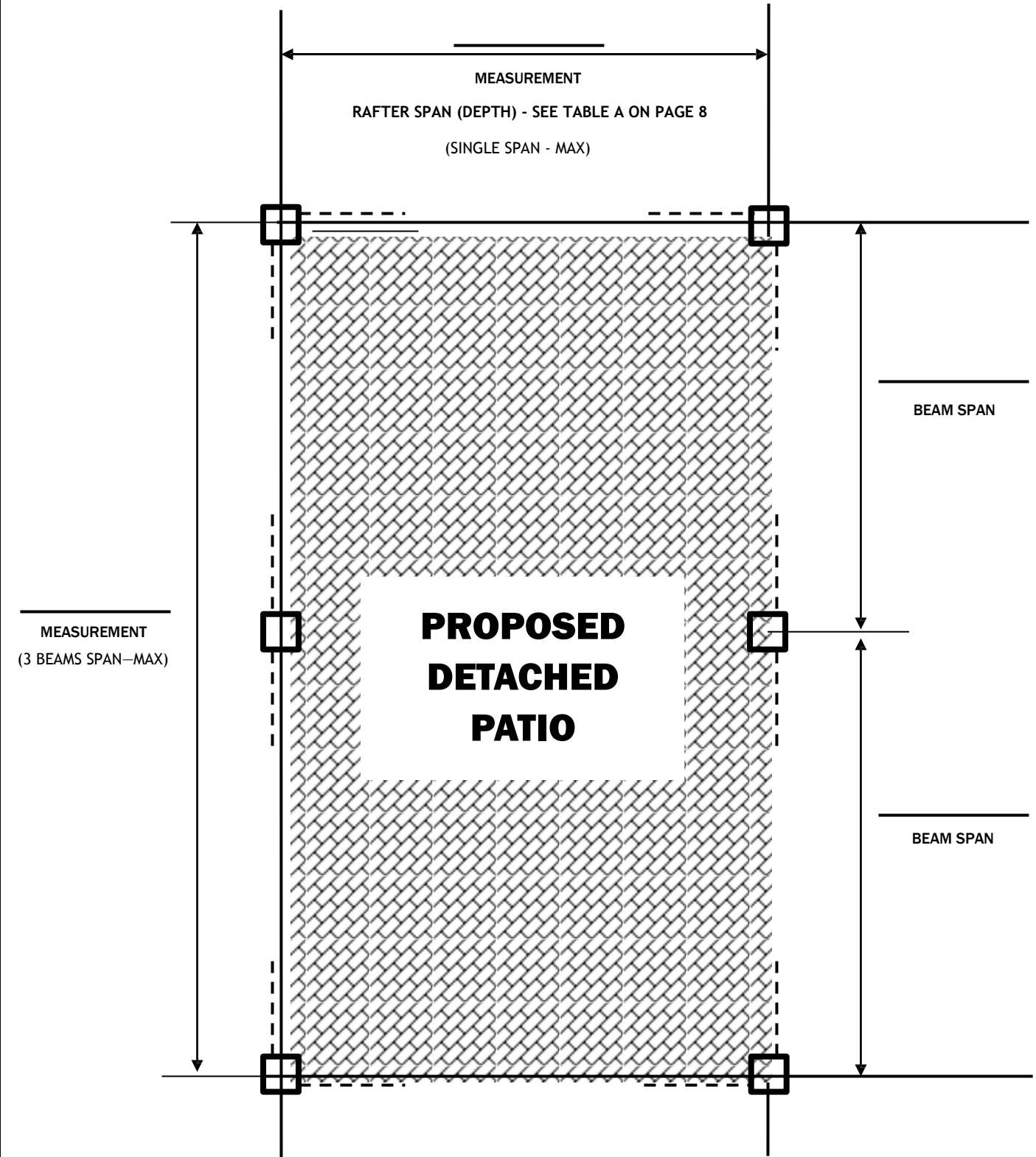
- 1) Show lot dimensions and total square footage of all covered areas.
- 2) Check with the Planning Division for building setback requirements.
- 3) Check with Public Works for location of any utility easements.
- 4) The width and depth of the proposed patio cover are measured from eave-to-eave. (Planning)

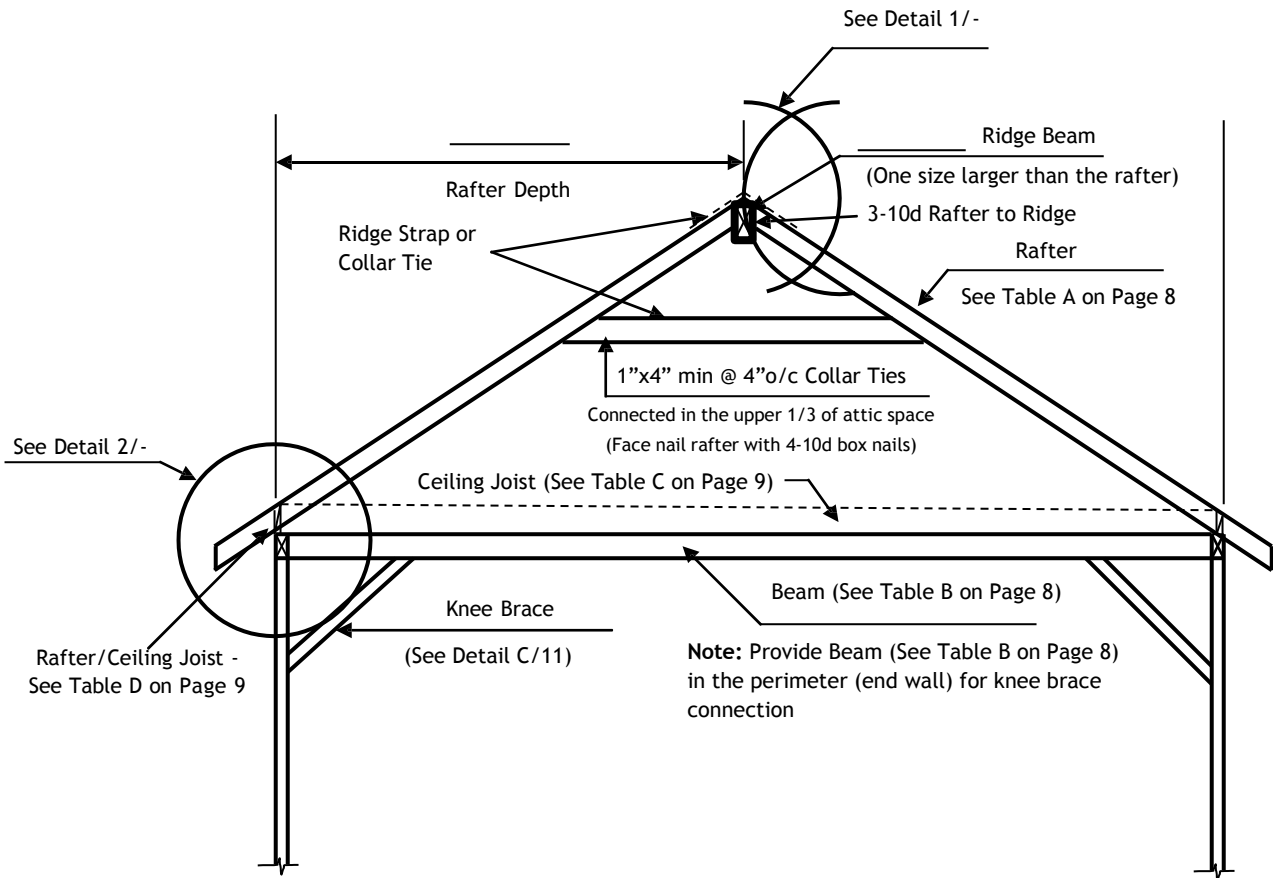
SAMPLE SITE PLAN-PATIO COVERS

SAMPLE FLOOR PLAN

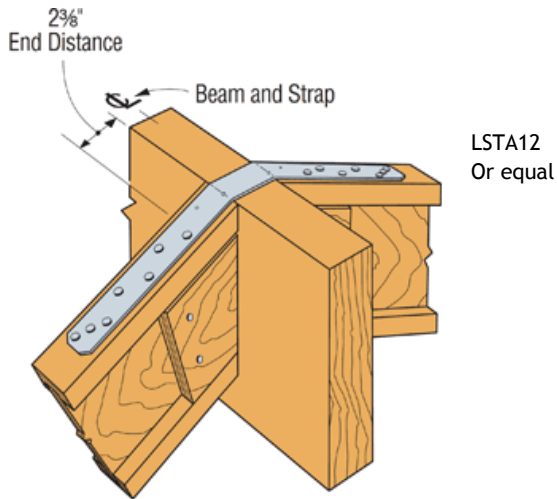


SAMPLE FLOOR PLAN

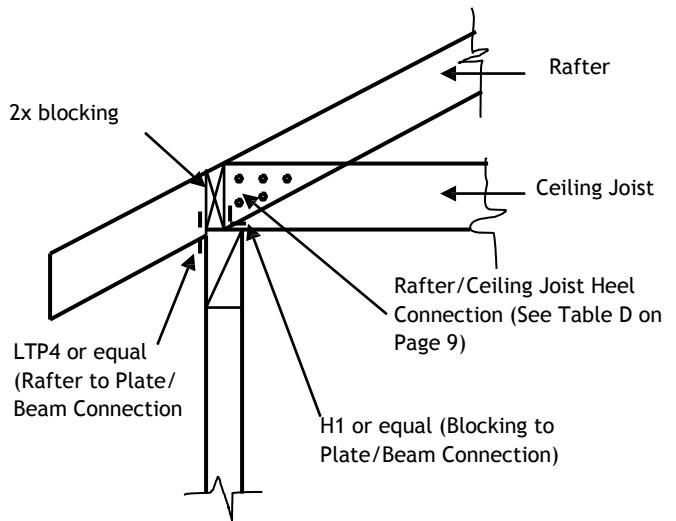




Detached Patio Cover Section



Detail 1



Detail 2

TABLE A: Allowable Spans for Rafters

SIZE*	SPACING	SPAN
2" x 4"	12"	9' - 10"
	16"	8' - 11"
	24"	7' - 10"
2" x 6"	12"	15' - 6"
	16"	14' - 1"
	24"	11' - 11"
2" x 8"	12"	20' - 5"
	16"	18' - 5"
	24"	15' - 1"
2" x 10"	12"	26' - 0"
	16"	22' - 6"
	24"	18' - 5"
2" x 12"	12"	Span exceeds 26' in length
	16"	26' - 0"
	24"	21' - 4"

TABLE B: Allowable Spans for Beams

SIZE*	10' DEPTH	15' DEPTH	20' DEPTH	25' DEPTH
(2) 2" x 6"	7' - 8"	6' - 7"	5' - 10"	5' - 5"
(2) 2" x 8"	9' - 8"	8' - 4"	7' - 5"	6' - 10"
(2) 2" x 10"	11' - 10"	10' - 2"	9' - 0"	8' - 4"
(2) 2" x 12"	13' - 9"	11' - 9"	10' - 6"	9' - 8"
4" x 4"	5' - 8"	4' - 10"	4' - 4"	4' - 0"
4" x 6"	8' - 3"	7' - 1"	6' - 4"	5' - 10"
4" x 8"	10' - 11"	9' - 4"	8' - 4"	7' - 8"
4" x 10"	13' - 4"	11' - 5"	10' - 2"	9' - 5"
4" x 12"	15' - 7"	13' - 4"	11' - 10"	11' - 0"
4" x 14"	17' - 6"	15' - 0"	13' - 4"	12' - 4"

*Douglas Fir Larch #2

TABLE C: Allowable Spans for Ceiling Joists

SIZE*	SPACING	SPAN
2" x 4"	12"	9' - 10"
	16"	8' - 11"
	24"	7' - 3"
2" x 6"	12"	15' - 0"
	16"	13' - 0"
	24"	10' - 8"
2" x 8"	12"	19' - 1"
	16"	16' - 6"
	24"	13' - 6"
2" x 10"	12"	23' - 3"
	16"	20' - 2"
	24"	16' - 5"
2" x 12"	12"	25' - 7"
	16"	23' - 0"
	24"	21' - 4"

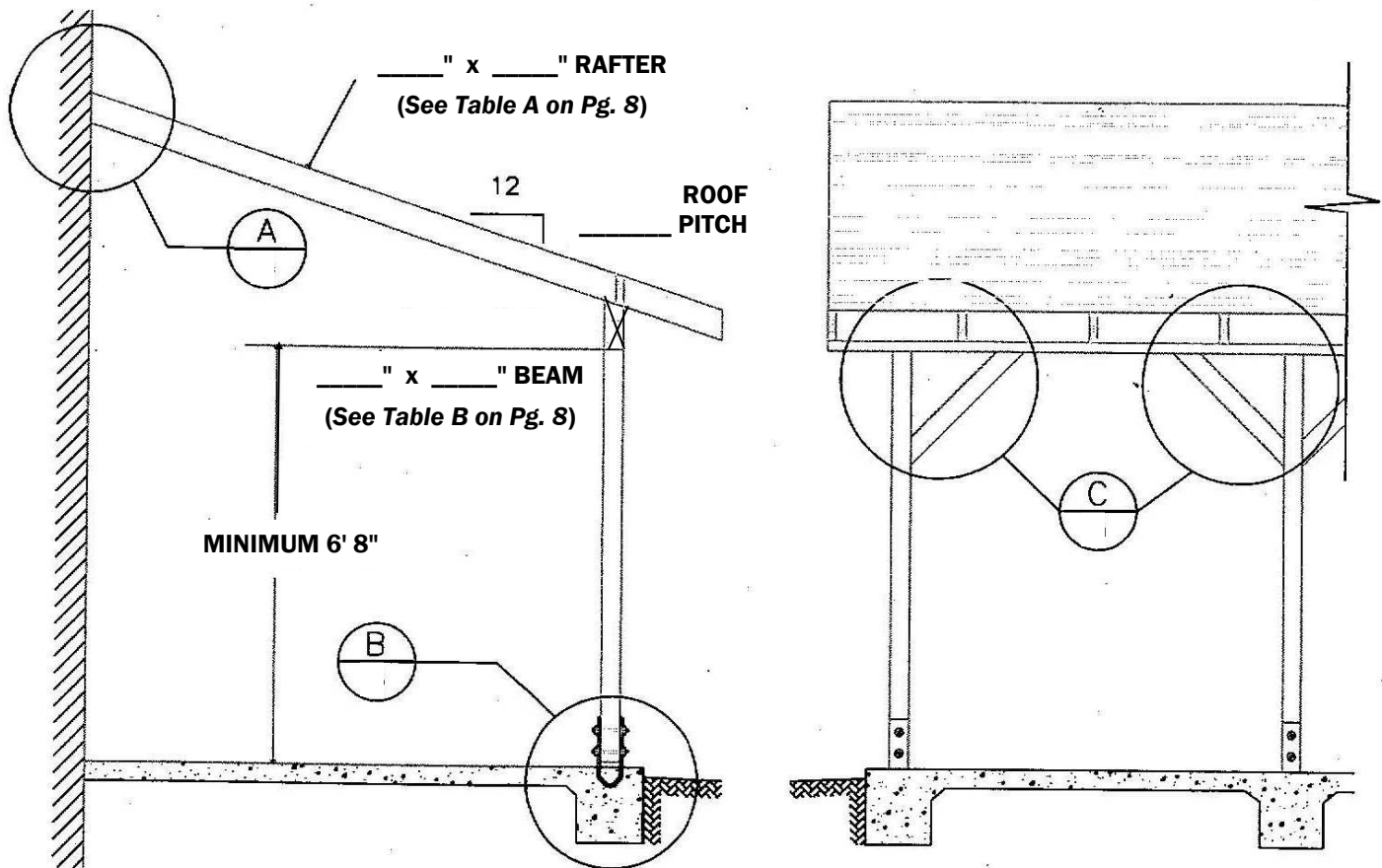
TABLE D: Rafter/Ceiling Joist Heel Connections

RAFTER SLOPE	RAFTER SPACING	ROOF SPAN (FEET)*			
		12	20	28	36
3:12	12"	4	6	8	10
	16"	5	8	10	13
	24"	7	11	15	19
4:12	12"	3	5	6	8
	16"	4	6	8	10
	24"	5	8	12	15
5:12	12"	3	4	5	6
	16"	3	5	6	8
	24"	4	7	9	12

***Required number of 16d common nails**

REQUIRED DETAILS

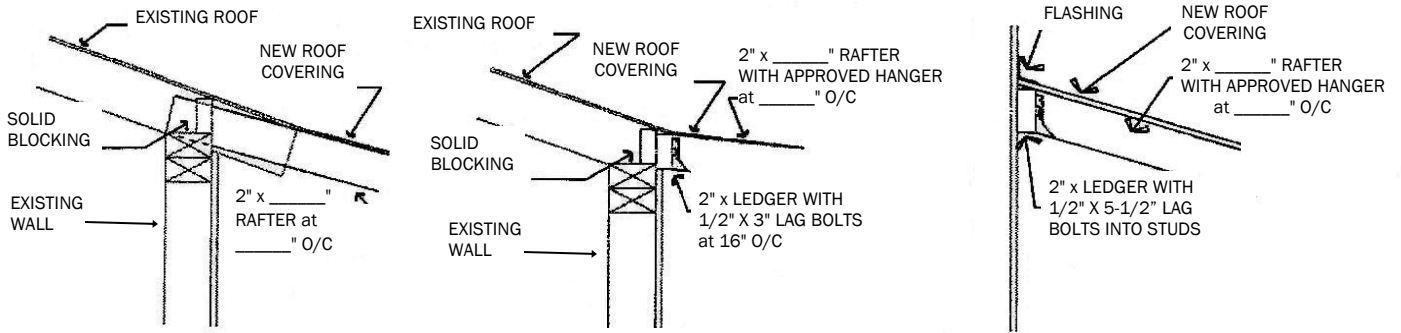
See Page 7 for Specifications



ROOF COVERING SPECIFICATIONS

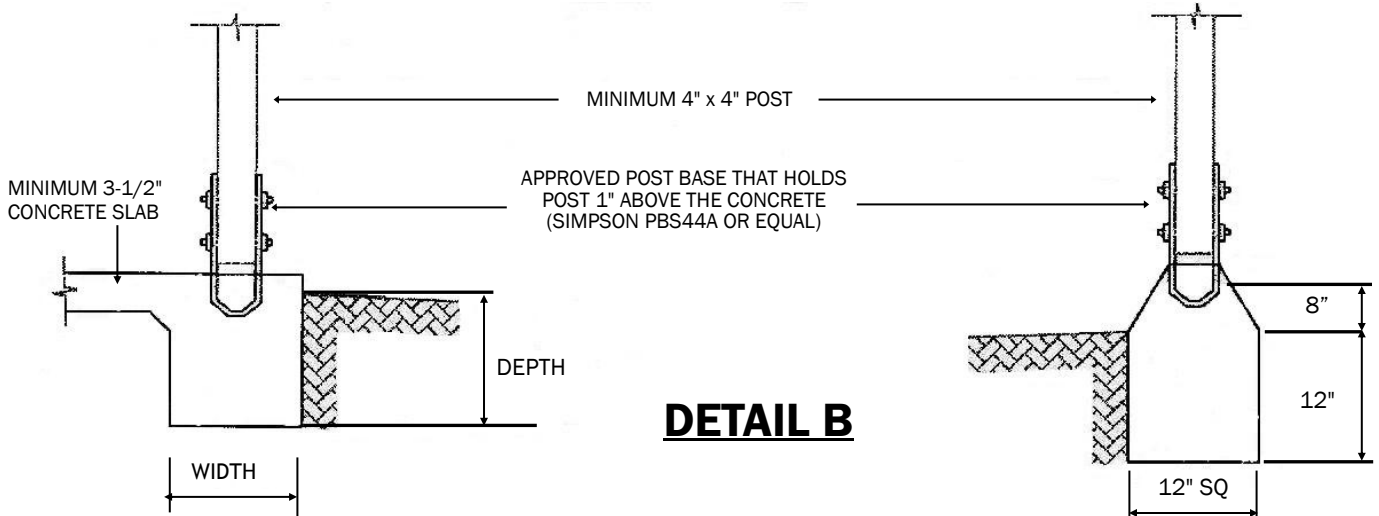
1. The minimum roof pitch for asphalt shingles is 4:12; however, asphalt shingles may be installed at a pitch between 2:12 to less than 4:12 if two layers of Type 15 felt applied shingle-fashion are used and the shingles are self-sealing (2016 CBC Sect. 1507.2.2).
2. Plywood or particle board must be CC exterior or better and rated for the span being used. Nailing shall be a minimum of 8d at 6" O.C. on the edges and 12" O.C. on the field.
3. For roof pitches below 2:12, a low-sloped roofing system approved by the Building Official shall be used.
4. The details on this sheet are not meant to be used for concrete tile roof coverings.

ROOF COVERING: _____
 (SEE NOTES ON PAGE 6)



DETAIL A

NOTE: CONNECTION TO FASCIA NOT ALLOWED WITHOUT ENGINEERING.



DETAIL B

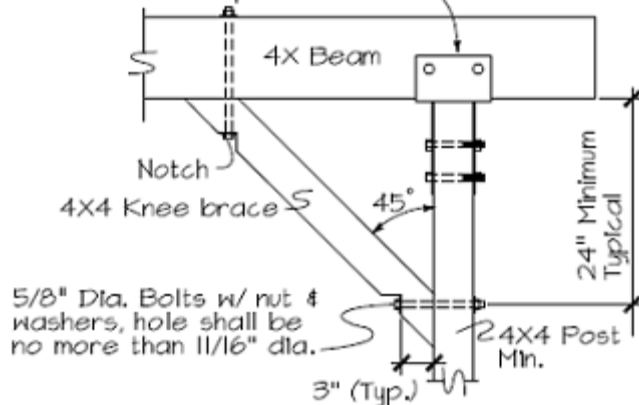
CONTINUOUS FOOTING—MAX SUPPORTED ROOF AREA

- 12" WIDE x 12" DEEP — UP TO 110 SQFT
- 12" WIDE x 18" DEEP — UP TO 160 SQFT
- 18" WIDE x 18" DEEP — UP TO 240 SQFT

ISOLATED FOOTING
 MAX SUPPORTED
 ROOF AREA

- 12" SQUARE X 12" DEEP - UP TO 50 SQFT
- 18" SQUARE X 12" DEEP - UP TO 110 SQFT
- 24" SQUARE X 12" DEEP - UP TO 200 SQFT
- 30" SQUARE X 12" DEEP - UP TO 310 SQFT

Approved Column Cap, or T- Strap
 both sides, or post cap installed per
 manufacturer's specifications



DETAIL C