

Patio Covers, Storage Buildings, Arbors, Decks, Storm Shelters and Similar Structures:

To construct a patio cover, arbor, or similar structure you must comply with all the requirements below:

- You must fill out an application for a permit, listing all contractors.
- You must have a plot or site plan showing location of the home and property lines.
- You must show the location of the structure on the lot showing the distances from the home, side yard lines and rear yard lines.
- If your structure is attached to the home, you cannot have an addition to the home if it goes past the setback/build line.
- Setbacks for detached structures are Minimum 10' from the house at all points, 10' from side and 11' rear property line if shared property line and there is an easement. You cannot use more than 20% of the rear yard dimensions and cannot exceed 600 square feet. Lots with acreage may have an exemption from accessory building size.
- Attached structures must have an approved structural attachment to the home.
- In most cases, the typical slab for a patio will not be structurally sufficient, unless otherwise approved by the Building Official. You must design piers or equivalent in the ground that can support the structure in compliance with the adopted code cycle.
- A **detailed** set of plans must be submitted showing framing details, including lumber size, structural support methods, and spacing. All the dimensions/measurements of the structure.
- Any electrical, plumbing and mechanical must be shown on the plans and who is doing the work on the permit.
- All inspections must be requested and approved during the build process, including pier inspection prior to pouring of concrete, framing, leaving all attachments visible and trade inspection roughs and finals.
- If you are adding an outdoor kitchen it must be permitted separately with all trades doing work on the permit.
- All storage buildings must be on an approved foundation or slab and/or anchored to the ground.
- Building without a permit can result in citations and or removal of the structure.

*Deck permits must have DC6 Deck Construction compliance documentation or similar. *

Pre-manufactured building will require manufacturers model/specifications

*Note: If you have an HOA, ARC, or deed restrictions you must provide an approval document from the party involved with your application. *