



PATIOS

WOOD, BRICK PAVER, & CONCRETE PATIOS

A Building/Zoning Permit Is Required For All Patios

SITE PLANS (REQUIRED)

Plans must indicate the location, size, and shape of the patio structure and list the distances to property lines and all other existing or proposed structures on the property.

SLOPE

If within 10 feet of home, the top surface of all patios must slope away from the building at least ¼ inch per foot for the first 10 feet from the exterior wall of the house.

CONCRETE PATIOS

Must be a minimum of 4000 strength concrete poured upon a 4 inch base of sand or gravel. Patios shall not be poured less than 2" or more than 7 ¾" below sill of door to the patio.

EXPANSION MATERIAL:

Shall be placed between slab and existing house wall or other adjoining concrete slabs.

"REBAR":

When poured against the house, rebar needs to be drilled into the existing foundation at intervals of 3 feet, on center.

PAVER PATIOS

Shall have a compacted gravel base of no less than 4" with a minimum 1" screed bed of sand. Paver edge restraints shall be installed.

WOOD PATIOS

DECK OR WOOD PATIO?

A proposed wood patio with more than 25% of the structure not in contact with the ground, or more than 8" above the ground, shall be considered a deck and will be evaluated as such.

ANCHORS

Wood patios shall be anchored to the ground, at no less than all four corners with concrete pilasters 24" deep and 12" diameter. Large patios may require more anchors.

GUARD RAILS

Guard rails are required when the patio flooring, at any point, is more than 30" above the surrounding floor or grade below. Such guard rails must not be less than 36" high and the vertical spindles must not allow the through passage of a sphere 4" in diameter.

STAIRS

Any patio that is 8" or more above the finished grade requires a proper step or stairs, a minimum of 36" wide, with risers of no more than 7 ¾" high and treads with a depth of no less than 10". Handrails are also required on one side of any stairway of four or more risers. Handrails shall be between 34-38" high, measured vertically from the nose of the stair tread.



PATIOS

INSPECTIONS

- FOOTER – (Wood Patios) when the holes are finished, before placement of concrete.
- FRAMING – (Wood Patios) when the basic framing structure is finished, before decking is applied.
- BASE – (Concrete Patios) When forms are in place, prior to pouring concrete.
- FINAL – (All Patios) when project is finished.

FEES..... \$35.35

IMPORTANT NOTE:

Any patio covered with a framed structure or solid roof shall be considered a separate structure and will be evaluated as such and will require a separate permit and inspections. These structures shall require footing, anchoring, engineering, and other framing and connection details as a part of the plans submitted for approval.