

PATIO COVER INSTALLATION GUIDELINES

1. City Permit – A city permit is required for all patio covers constructed of wood or vinyl, whether it has a roof or not. Permit required for both new and patio cover replacements.

2. An architectural application for a patio cover must be submitted prior to work being started. A patio cover may not be installed unless the architectural application has been approved. Architectural application required for both new and replacement patio covers.

3. Installation –

- Homeowner is responsible for the installation and subsequent maintenance of the patio cover
- Homeowner is responsible for any damage that occurs to the building or to the patio cover during and after installation of the patio cover.
- Use of a licensed contractor is recommended for patio cover installation.
- All wood patio covers must be primed and painted Winter Mist white, (available at Vista Paints.)
- Only white hardware is permitted.

4. Guidelines –

- All wood or vinyl patio covers will not be secured to any mansard roof or roofing material.
- All ledgers will be secured to the rafters, trusses, or to the floor joists depending on elevation of unit and city permit requirement. The only time ledgers may be secured to the fascia is with an approved set of plans by an engineer.
- All vertical posts on carriage unit #C will require approved fasteners to the decking; Simpson ABU44Z Post Base Zmax Finish.
- Fastener will be secured with two (2) part epoxy and 5/8" threaded rod and washer with nut with approved hardware.