



City of La Puente

Division of Building and Safety

PATIO ENCLOSURES

(Enclosing an existing patio)

INTRODUCTION

The Los Angeles County Building Code and California Building Code as adopted by the City does not consider a Patio Enclosure a habitable space; therefore it cannot be a conditioned space and must comply with all of the following provisions:

1. Doors and windows from existing residence opening onto the patio must remain in place.
2. Windows in bedrooms required for egress escape / rescue must open directly to the outside and may NOT open into a patio enclosure.
3. The longest exterior wall and one other exterior wall shall have open areas equal to a minimum of 65% of the wall area below 6' 8" (measured from the floor). These openings may be enclosed with READILY REMOVABLE insect screening, translucent or transparent plastic, not more than 0.125" thick.
4. Construction methods shall meet all the requirements of the 2007 LACBC and 2007 CBC
5. All energized electrical (i.e. receptacles and fixtures) in a patio enclosure are required to be GFCI protected.
6. Patio enclosures shall be used only for recreational, outdoor living purposes and NOT as carports, garages, storage rooms or habitable rooms.
7. Enclosures are considered in "LOT COVERAGE ORDINANCE" and must meet all "SET-BACKS", planning requirements per the City of La Puente Zoning Ordinance.

Provide a site plan, floor plan, and elevations of the proposed project for review and permit.

If the room enclosure being considered does not meet ALL of the above requirements, it will be considered a room addition and all the requirement of a room addition will apply. A complete set of plans, detailing the footing, wall & roof framing, energy compliance, and light and ventilation are required. (See the Residential Submittal Checklist)

Existing rooms which connect to the patio enclosure will need to be provided with light and ventilation per Chapter 1205.2 of the 2007 California Building Code.

A pre-manufactured patio cover/enclosure does not meet the requirements of this provision and will require a full and complete submittal.