



## City of Westminister

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# PATIO ENCLOSURES

## DEFINITIONS

**Patio Enclosure:** A patio enclosure is an area of NONHABITABLE space. Patio enclosures provide screening or plastic to keep wind or insects out of an outdoor patio area. 65% of two adjacent walls must have only screening or readily removable plastic (max. 0.125" thick) from finish floor/grade level to 6'-8" above finish floor/grade.

**Height:** Patio cover shall be limited to one-story structures not exceeding 12 feet in height.

**Readily Removable:** Panel is held in place by devices easily opened by hand without use of tools.

**Non-habitable Space:** Are not to be used for sleeping, food preparation, bathing or to house sanitary facilities. Area is not to be conditioned for human habitation and does not compromise the habitable building envelope.

## METHODS AND MATERIALS

1. **DO** use materials only approved for EXTERIOR APPLICATIONS, such as:
  - Stucco
  - Composite siding or vinyl siding
  - Wood siding/shingles
  - Panelized manufactured vinyl/plastic wall systems
  - Electrical wiring and devices approved for exterior use
2. **DO NOT** use:
  - Drywall on wall surfaces and on the ceiling
  - Electrical fixtures or devices not approved for all exterior use
  - Glass\*
3. Patio enclosures **MUST**:
  - NOT be built in front of emergency egress windows
  - NOT enclose electric or gas meter locations
  - Maintain the exterior wall integrity (you may not remove walls, doors, windows on the exterior wall of the house to open the enclosure to the living space)

## PLAN PREPARATION

1. Show the name, address and phone number of the person responsible for the preparation of the plans. Also, the plan preparer shall sign each sheet they are responsible for.
2. Plans must be drawn to scale.  $\frac{1}{4}$ " = 1 ft. for floor plans and elevations;  $\frac{1}{8}$ " = 1 ft. (or similar) for plot plan.
3. Show all the proposed, existing, removed, relocated doors and windows in the patio enclosure and all the adjacent rooms. Show all new electrical outlets with GFCI & WP (water protected) and all lighting fixtures rated for damp or wet locations.
4. Provide a framing plan with typical wall sections. Include the structural connection or attachments of all components.

Patio Enclosures which are used or converted to habitable space are in violation of the California Building Code and Planning and Zoning code as adopted and effective as the Westminister Municipal Code. Such structures may be subject to enforcement action including fine, citation and/or removal due to unauthorized occupancy/land use.

\* ICC, ER, ES pre-manufactured structures are exempt from this requirement