

PLANNING REQUIREMENTS

PATIO COVERS

Covered or open patios may be located in any required yards- including front, rear and side yards. In the rear yard, patio covers shall not exceed 75% of the total required yard area.

Attached patio covers, detached patio covers, pagodas or garden trellis must maintain a 5-foot setback from the rear and side property lines. Patios are limited to 15-feet in overall height.

Detached patio covers and like structures are required to maintain a 10-foot setback from other structures, with the exception of overhangs and eaves which may encroach up to 30 inches into any required setback area.

Most structures—including patios, patio covers or decks will require formal plan check by Los Angeles County.

Any questions regarding the above mentioned regulations or required setbacks may be directed to the Planning Department at (626) 285-2171.

WHEN TO CALL FOR AN INSPECTION

An inspection must be requested 24 hours in advance by calling (626) 285-2171 or (626) 285-0488. Requests received before 12 noon will be scheduled for the following day. All calls received after 12 noon will be scheduled 2 days later.

The approved plans and the inspection card that is issued must be on the job site and available to the inspector at the time of inspection.

IMPORTANT NUMBERS

The Building Department is part of the Community Development Department and is located within City Hall at 9701 Las Tunas Drive.

Inspection Requests and Information:

Building Permit Division
(626) 285-0488

Planning and Zoning
(626) 285-2171

PATIOS, POOLS AND DECKS



CITY OF TEMPLE CITY
BUILDING AND PLANNING DEPARTMENT
9701 LAS TUNAS DRIVE
TEMPLE CITY, CALIFORNIA 91780
(626) 285-2171
[Http://www.ci.temple-city.ca.us](http://www.ci.temple-city.ca.us)

DEFINITIONS

PATIO OR DECK COVERS

Patio or deck covers are one story structures not exceeding 15 feet in height. They may be a simple structure consisting of a roof and supporting members or they may be enclosed. Patio covers may be freestanding (detached) or attached to the house.

Patio or deck covers shall be used only for recreational outdoor purposes and not as carports, garages, storage rooms or living area.

POOLS AND SPAS

Pools and spas require fencing surrounding the entire facility. Fencing must be a minimum of 5 feet in height with a self-closing/self-latching gate with a lock at 48 inches. Gates must swing away from pools or spas. Spas may have an approved lock and cover. All exits must contain an alarm for safety.

ENCLOSED PATIOS / SUNROOMS

Enclosed patios and/or sunrooms are allowed if certain conditions are met:

- The door connecting the house to the proposed patio/sunroom area is left in place.
- The required egress window of a bedroom is not covered by the proposed patio/sunroom.
- The natural lighting and ventilation requirements of the adjacent rooms is not altered with the addition of the proposed patio/sunroom.
- Openings may be enclosed with insect screening or translucent or transparent plastic that is readily removable and not more than .125 (1/8) inch in thickness.

REQUIRED PERMITS

Patios, pools, spas, deck covers, decks, enclosed patios or sunrooms, whether freestanding or attached require a building permit.

Detached structures less than 120 sq. ft. and not intended for human habitation do **not** require a building permit.

A patio cover regardless of size, requires a building permit if attached to a structure. Detached structures over 120 sq. ft. also require a building permit.

Planning Division approval is also required prior to placement on the lot.

PERMIT APPLICATION

When applying for a permit, certain information is required to complete the permit application.

- Description of the work
- Location of the project
- Legal owner's name, address and phone number
- Valuation of the proposed work (contract price)
- Three copies of plot plans, framing plans and elevations
- The owner or licensed contractor are the only persons who can sign the building permit application. Contractors are required to show proof of workman's compensation insurance at time of permit issuance. Upon approval of the application and issuance of the permit, the permittee has 6 months to commence work on the project..

REQUIRED DRAWINGS

PLOT PLAN:

Showing the size and position of the patio, deck, enclosed patio, sunroom or pool in relation to the existing building(s), property lines and public utility easements.

FRAMING PLAN & ELEVATION:

Show the size and spacing of rafters, beams or girders, and posts; the distance between supporting posts; the method of attachment to the house and foundation; the type of foundation used, etc.

FENCES, GATES & HANDRAILS

Decks that are constructed 30 inches or more above ground are required to have a guardrail surrounding the deck and a continuous handrail along the flight of stairs serving the deck.

The top of the guardrail shall not be less than 36 inches. Open guardrails shall have intermediate rails or ornamental patterns such that a sphere 4 inches in diameter cannot pass through.

Handrails are required on stairs that have four or more risers. The top of the handrails shall be placed not less than 34 inches nor more than 38 inches above the nosing of treads. They shall be continuous for the full length of the stairs and the ends shall be returned or terminated in newel posts. The handgrip portion of handrails shall not be less than 1 1/2 inches nor more than 2 inches in cross section with an adequate smooth gripping surface with no sharp corners and spaced 1 1/2 inches from an adjacent wall.