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*What if I have questions about the review process?*

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Please refer to the following phone numbers:

Building application submittal questions:

(916) 351-3555

Review status:

(916) 355-7390

Planning and Zoning questions:

(916) 355-7214

Engineering/Grading questions:

(916) 355-7222

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*Whom do I call for a building inspection?*

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Please call the Building Division Inspection Request line: (916) 355-7210 before 2:30 p.m. for next day inspection.

# **PATIOS & DECKS INFORMATION**

## **BUILDING PERMIT PLAN REVIEW PROCESS**



**City of Folsom  
Neighborhood Services  
Building Division  
50 Natoma Street  
Folsom, California  
95630**

**Tel: (916) 351-3555**

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## DEFINITIONS

### ***Patio or Deck Covers:***

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

### ***Enclosed Patios:***

Patio enclosure walls may have any configuration, provided the open area of the longer wall and one additional wall is equal to at least 65% of the area below a minimum of 6'8" of each wall measured from the floor. 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.

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

### ***Sunrooms:***

Sunrooms are glassed-in enclosures and are allowed if certain conditions are met:

- The door leading into the sunroom from the house is left in place.
- The sunroom does not cover the required egress window of a bedroom.
- The sunroom does not alter the natural lighting and ventilation requirements of the adjacent rooms.

## PERMITS REQUIRED

### ***Decks:***

A deck, whether freestanding or attached, if less than 30" above the ground to the top of the deck, does not require a building permit.

### ***NOTE:***

Decks constructed within 6" of the ground should be made of redwood or pressure-treated lumber to avoid dry rot.

### ***Patio or Deck Covers:***

A patio cover regardless of size, requires a building permit if attached to a structure. Detached structures over 129 sq. ft. also require a building permit.

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

## REQUIRED DRAWINGS

### ***Plot Plan:***

Showing the size and position of the patio or deck in relation to the existing building, 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; and the species and grade of materials used to construct the patio or deck (I.e. Douglas Fir No. 2).

## HANDRAILS AND GUARDRAILS

Decks that are constructed 30" 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 be no less than 42". Open guardrails shall have intermediate rails or ornamental pattern such that a sphere 4" 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" nor more than 38" above the nosing of treads. They shall be continuous for the full length of the stairs and the ends shall be returned or terminate in newel posts. The handgrip portion of handrails shall not be less than 1 1/2" nor more than 2" in cross section with an adequate smooth gripping surface with no sharp corners and spaced 1 1/2" from an adjacent wall.

## 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 owners name, address and phone number
- Valuation of the proposed work (contract price)
- Two copies of plot plan, framing plan & 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 180 calendar days to commence work on the project.