

Pikes Peak **REGIONAL** Building Department

SUNROOM AND PATIO ENCLOSURES

This packet will explain the differences between Sunrooms and Patio Enclosures. The information provided is a summary of code and plan review requirements, and is not intended to be a substitute for the Code.

SUNROOM

A sunroom is a one-story structure attached to a dwelling with a glazing area in excess of 40% of the gross area of the room's exterior walls and roof. Sunrooms are allowed to be heated with any permanent heating appliance and must be on an engineered foundation system. Sunrooms are not required to be thermally isolated, but if it is thermally isolated from the remainder of the dwelling, it must have an independent heating source, if heated. Any sunroom that is not thermally isolated will be required to be heated. Mandatory insulation requirements do apply if, and when, heated.

PATIO ENCLOSURE

A patio enclosure is a one-story structure, not exceeding 12' in height. Walls must contain open or glazed areas of the longer wall and one additional wall equal to at least 65% of the area below a minimum of 6'8" of each wall, measured from the floor. Any openings above 6'8" will not be counted towards the require 65% openings, to include high transom windows and skylights. Patio enclosures cannot contain a permanent heat source, including but not limited to: fireplaces (gas or solid fuel), in-wall heaters, furnaces, baseboard heaters, etc. Patio enclosures must remain thermally isolated from the dwelling, and there are no mandatory insulation requirements. These structures can be placed on unreinforced concrete piers without engineering.

PLAN REQUIREMENTS:

PLOT PLAN

Scaled to standard engineer's scale (1" = 20' recommended)

A site/plot plan review is required for all new construction plans. Contact the zoning department having jurisdiction for additional information.

- **Complete street address.**
- **Legal description of property.**
- **Property lines and dimensions.** Include side, front and rear yards.
- **All site improvements**, including existing and proposed new construction (deck, patio enclosure, garage, etc.)
- **Tax Schedule number** (County Clerk & Recorder)

FLOOR PLAN

Complete architectural floor plan for the room and the adjacent spaces of the existing structure that identifies:

- All interior dimensions
- Location and dimension of each door
- Location and dimension of each window and type:
 - Single hung, double hung, slider, etc.
- Safety glass (tempered) where required
- **SUNROOM ONLY:** Mechanical equipment location, if applicable, specified as:
 - Heating appliance, gas or electric, indicated with thermal input values in BTU/hr
 - Vent stack
- Attic access, location and size. If applicable
- Opening percentage proving 40% (sunroom) or 65% (patio enclosure) compliance

EXTERIOR ELEVATIONS

Illustrate all sides of the room along with enough of the adjacent structure to provide adequate context. Include:

- Finished grade (if known)
- Floor and plate heights
- Roof slope or pitch, and material
- Exterior finish (wood, stucco, etc.)
- Attic ventilation information
- Roof drainage requirements

INTERIOR SECTION

A minimum of one dimensioned section through the room identifying:

- Foundation
- Wall height
- Framing material/description
- **SUNROOM ONLY:** Insulation (meet or exceed Energy requirements)

FRAMING PLANS

Complete structural plan of the room identifying:

- Separate floor (if applicable) and roof framing plans identifying:
 - Dimensioned lumber
 - Engineered product (I joists), include manufacturer and series
 - Pre-manufactured product (trusses)
- Size and spacing of all joists, rafters or trusses
- Post, beam and header size and locations, including kings and trimmers
- Bearing walls, indicate stud size and spacing
- Hangers and tie downs (either at location on plans)
- If framing involves any steel to steel connections, provide details. Drawings may require the seal of a design professional licensed by the state of Colorado.
- Over-framing shaded and noted
- If engineered wood trusses are used, provide the following information. (Note: Truss manufacturer layouts are not accepted in lieu of framing plans.)
 - Detail of each truss component produced by the manufacturer, stamped by a Colorado licensed design professional
 - Label all trusses on the roof framing plan with alphanumeric labels corresponding to the details
 - Label all girder trusses with the number of plies
 - Indicate size and species of bearing chord or web

CONDITIONED SPACE DOCUMENTATION (SUNROOM ONLY)

- IECC compliance shown on plans for thermally isolated, and IECC form for non-isolated
- HVAC Equipment certificate
- Heat Loss Calculations