



BUILDING REQUIREMENTS FOR RESIDENTIAL PATIOS, DECKS, AND SUNROOMS (CD-B207)

The following is general requirements for residential patios, decks and sunrooms based on the 2019 California Residential Code (CRC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Energy Efficiency Standards (CEES), California Green Building Standards Code (CGBSC), California Civil Code (CCC), and the Folsom Municipal Code (FMC). This handout is general information and is not considered to be all-inclusive.

How to Apply for a patio, deck or sunroom:

1. Log in to [eTRAKIT](#)
2. Select Apply for a Permit
3. Choose the Permit Type: ADDITION OR MINOR STRUCTURE – RESIDENTIAL
4. Choose the Permit Subtype based on the scope of work
5. Fill out all applicable information below and on the next pages and hit Submit

Your permit application is now being reviewed for completeness. You will be notified via email for the plan check fee amount. Once paid, you will receive an email from our plan review system, [ProjectDox](#) where you will upload all necessary documents (see below for list of required documentation). For more information regarding the plan review and issuance process, please visit the [Plan Review website](#).

For submittal of a residential patio, deck, sunroom, or replacement, please upload the following documents to the ProjectDox portal:

- Site Plan showing the following:
 - Footprint of all existing structures and trees on the site
 - Location of proposed work showing utility services (i.e. gas meter, electrical service), doors, and windows in the area
 - Dimension of the proposed work to property lines, existing trees, public utility easements, and existing retaining walls
 - If there are no trees, retaining walls, or pool/spa close to the work, note it on the plans
- Proposed framing plan and elevations showing the following:
 - Joist, rafter, beam, post and footing locations and sizes and dimensions between supports
 - Location of guardrails and/or stairs with landings
 - Any electrical or mechanical work including new receptacles, gas lines, lights, switches, and fans
 - Species and grade of the materials used (i.e. Douglas Fir #2, 2500 psi concrete, etc.)
- Detailing or information for the following items:
 - Connection of the joists/rafters to the beams and beams to the posts
 - Connection of the posts to the foundation and reinforcing information for the foundations
 - Guardrail connection information showing it is adequate to withstand a 200 lb lateral point load at the top of the railing. This includes attachment of the railing to the deck or structure. (NOTE: A detail is required, a note stating the guardrail can withstand the point load is not adequate).
 - Connection of the structure to the house and foundation to resist lateral and vertical loads
- Calculations for all framing members and guardrails per the 2019 California Residential Code
- If this is a repair, provide an existing plan showing the following:
 - Framing plan showing joist, beam, post and footing locations and sizes
 - Dimensions of existing structure and dimensions from property line
 - Stair or guardrail locations and elevation of grade relative to the structure

All plans and calculations shall note the site address and be signed by the responsible designer or contractor.

Building Requirements:

- A permit is required for any one-story structure over 120 sq. ft., any awning with over a 54" projection, and any deck over 30" above grade or any deck over 200 sq. ft. regardless of height above grade (CRC R105.2)
- Minimum ceiling height is 7'-0" for a sunroom or patio cover

- Wood shall have proper protection (i.e. pressure treated or painted) per the locations identified in CRC R317
- Fasteners shall have proper protection (i.e. galvanized or painted) per the locations identified in R317.3
- Sunrooms shall have a glazing area in excess or 40% of the gross area of the structure's exterior walls and roof (CRC Ch. 2 and R303.9.1)
- Structure is required to be a minimum 5 ft away from the property line unless constructed of fire-resistant material
- All structures must meet the minimum setback requirements for the property set forth by Planning. To determine the minimum side, front, and rear yard setbacks please contact planningcounter@folsom.ca.us

Guardrail Requirements:

- Guardrails are required when the grade is more than 30" below the walking surface (CRC R312.1.1)
- Guardrails shall be 42" tall at walking surfaces and 34"-38" along the stairs (CRC R312.1.2)
- Guardrail pickets shall not allow a 4" sphere to pass through (CRC R312.1.3)
- Guardrails shall be designed and detailed to withstand a minimum 200 lb point load (CRC Table 301.5)

Stairway Requirements:

- Stairs shall be a minimum 36" wide (CRC R311.7)
- Stair riser shall not be more than 7.75" and the tread shall not be less than 10" deep (CRC R311.7.5)
- Stair landings shall be a minimum 36" deep and the width of the stair (CRC R311.7.6)
- Handrails are required if the flight of stairs has four or more risers (CRC R311.7.8)
- Stairways shall be properly illuminated (CRC R303.7 and R303.8)

Electrical/Lighting Requirements (CEC 210.52):

- All receptacles shall be GFCI protected, tamper resistant and water resistant if exposed to the elements
- All exterior lights shall be high-efficacy and equipped with a photo sensor
- Recessed downlight luminaires in ceilings shall be UL Listed (or equivalent), be airtight certified and labelled as such, be sealed with a gasket or caulk between the luminaire housing and ceiling, and be readily accessible for maintenance and replacement without cutting through the ceiling.
- All exterior lights shall have the proper damp or wet rating for the proposed application

Smoke Alarms (CRC R314.3):

Where work requiring a building permit occurs, the dwelling unit shall be equipped with smoke alarms at the following locations:

- In each sleeping room
- Outside each separate sleeping room in the immediate vicinity of the bedrooms and located a minimum 3 ft away from a bathroom containing a bathtub or shower
- On every occupiable level including habitable basements and attics

Carbon Monoxide Detectors (CRC 315.2):

Where work requiring a building permit occurs, the dwelling unit shall be equipped with carbon monoxide alarms at the following locations:

- Outside each separate sleeping room in the immediate vicinity of the bedrooms
- On every occupiable level including habitable basements and attics
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom

City of Folsom General Notes:

Work shall be installed in accordance with the approved construction documents and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. (CBC 107.4)

It shall be the duty of the permit holder to notify the Building Official when work is ready for inspection and to provide access and means for inspection of such work. All work shall remain accessible and exposed for inspection purposes until approved. Neither the Building Official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection. (CBC 110.1, 110.5)

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the Building Code or any other ordinances of the jurisdiction shall not be valid.