

POLICY:

Policy effective: June 5, 2012

- updated June 1, 2018 for 2017 Pikes Peak Regional Building Code

PRE-MANUFACTURED CARPORTS AND PATIO COVERS.

Section RBC 105.2.1, 2017 Pikes Peak Regional Building Code

POLICY:

A building permit shall not be required for the following:

- 1) Detached, pre-manufactured metal or membrane style carports in conjunction with one- and two-family dwellings, having a dimension of 12 feet or less on the shorter side of the structure.
- 2) Detached, pre-manufactured metal or membrane style patio covers in conjunction with one- and two-family dwellings.

A building permit shall be required for all attached carports/patio covers and site-built carports/patio covers not meeting the requirements of RBC 105.2.1, Item 1.

COMMENTARY:

The intent of this policy is to provide code relief for structures that are somewhat temporary in nature. The previous policy was to only require a permit for structures anchored to the ground. The result was a greater number of carports and patio covers that were not anchored in any manner. When a building permit is required for a structure it must comply with the code in all aspects including foundation and structural. The result of code compliance is a fully engineered carport or patio cover with a 30" deep foundation, capable of resisting a 130 mph wind and substantial snow loads, which is outside the intent of the typical pre-manufactured structure.

*This policy is intended to apply to smaller, single vehicle type carports in conjunction with one- and two-family dwellings only. This policy is also applicable to patio covers sold in a kit form from local retailers constructed **from other than wood** and not attached to the dwelling. Carports and patio covers built on site (wood framed, etc.) require a permit.*

This policy is not applicable to jurisdictional zoning or planning. All property owners are responsible for checking with the appropriate zoning authority.