

# Pikes Peak REGIONAL Building Department

## SUNROOM AND ENCLOSED PATIO

This packet will explain the differences between Sunrooms and Enclosed Patios. 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 **at grade or elevated** 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, and must meet the requirements of one of 5 categories (**must be specified on the plan**):

- **Category I:** Thermally isolated with walls that are open or enclosed with insect screening or 0.5mm maximum thickness plastic film. *Non-habitable and unconditioned.*
- **Category II:** Thermally isolated with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. *Non-habitable and unconditioned.*
- **Category III:** Thermally isolated with enclosed walls. The opening are enclosed with translucent or transparent plastic or glass. Fenestrations comply with additional requirement for air infiltration resistance and water penetration resistance. *Non-habitable and unconditioned.*
- **Category IV:** Thermally isolated with enclosed walls. Designed to be heated or cooled by a separate temperature control or system. Fenestrations comply with additional requirements for water penetration resistance, air infiltration resistance, and thermal performance. *Non-habitable and conditioned.*
- **Category V:** Enclosed room designed to be heated or cooled and is open to the main structure. Fenestrations comply with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. *Habitable and conditioned.*

Mandatory insulation requirements do apply if, and when, heated.

### ENCLOSED PATIO

An enclosed patio is a one-story **at grade** 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 required 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. Enclosed patios 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) and 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)

Colorado Springs	719-385-5982
El Paso County	719-520-6300
Fountain	719-382-8521
Green Mountain Falls	719-684-9414
Manitou Springs	719-685-4398
Monument	719-481-2954
Palmer Lake	719-481-2953
Woodland Park (City limits)	719-687-5202

**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 form for insulation compliance
- HVAC Equipment certificate
- Heat Loss Calculations