



City of Loveland

Single Family Residential



Enclosing Existing Patio Covers - Building Guide

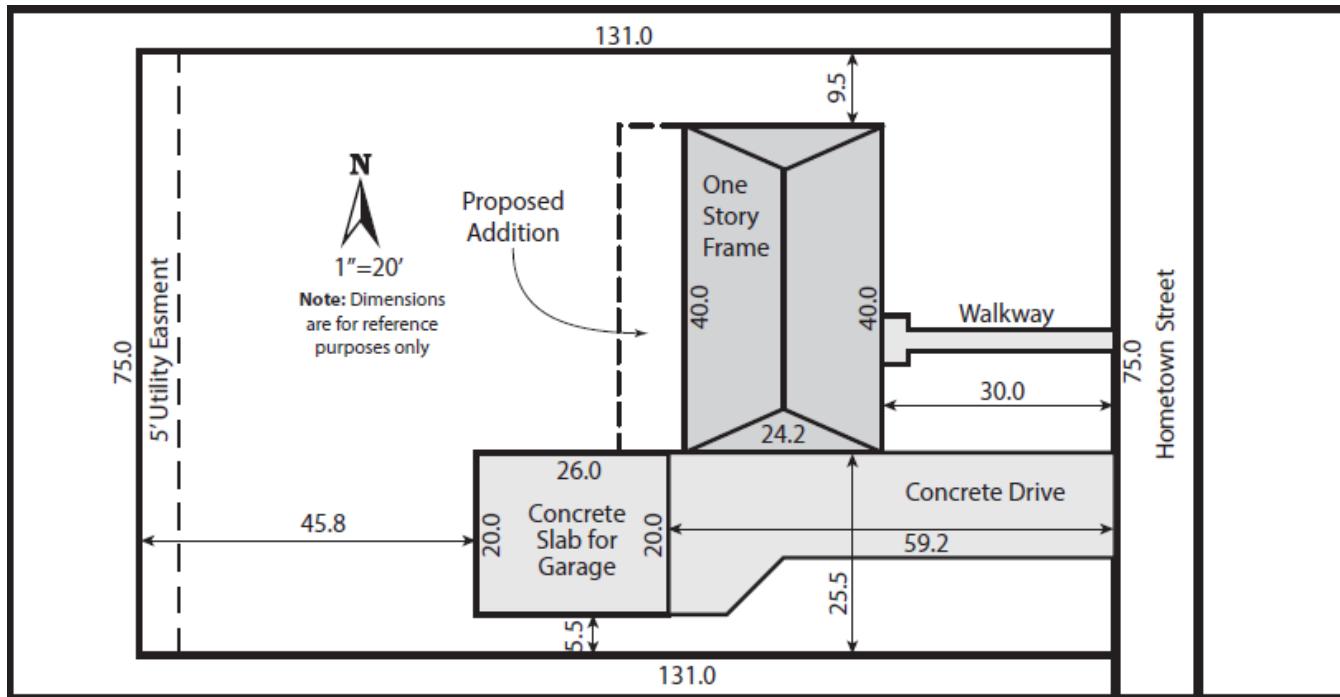
Requirements for Permit Submittal:

- 1. Complete this Building Guide**
- 2. Provide 1 plot plan, electronic or on 8.5 x 11in paper** (example below)
- 3. Provide 1 floor plan, electronic or on 8.5 x 11in paper** (pg 3)
- 4. Fill out Building Permit Application**

The City of Loveland processes all permit submittals electronically. Submittals can be emailed in to eplan-res@cityofloveland.org. Once a full submittal is received and accepted through the check in process, the review time is 5 business days.

The documents submitted help determine if the project is compliant with the International Residential Code, City of Loveland Municipal Codes, zoning ordinances, and other applicable laws.

Plot Plan Example:



The plot plan must include:

- Dimensions of the home and the detached garage.
- Dimensions of the entire lot, showing any easements.
- Distances from each edge of proposed structure to each lot line.

Directions:

1. Fill in the blanks in the worksheet below and include dimensions and materials used.
2. Use the check boxes in the worksheet to specify which details (page 3) will be used.

Shed Roof

Existing Roof covering
(example: Class A 3 tab shingles)

2x rafters spaced " O.C.
(example: 2 x 8 rafters spaced 24" O.C.)

Sheathing
(example: 1/2" exterior plywood)

12 pitch

Gutters and downspouts

Beam to post connection
(example: galvanized metal connection)

Beam splices to occur over posts with 1 1/2" bearing.

Existing building

Maximum rise 7 3/4" at top of door threshold

Slope

Concrete Slab

() "x "beam
(example: (2) 2"x10")

Siding
(example: T-111)

2"x "studs @ "O.C.
(example: 2"x6" @ 24" O.C.)

Ceiling Height
(example: 7')

Span

"x "posts
(example: 4"x4") spaced apart
(example: 6')

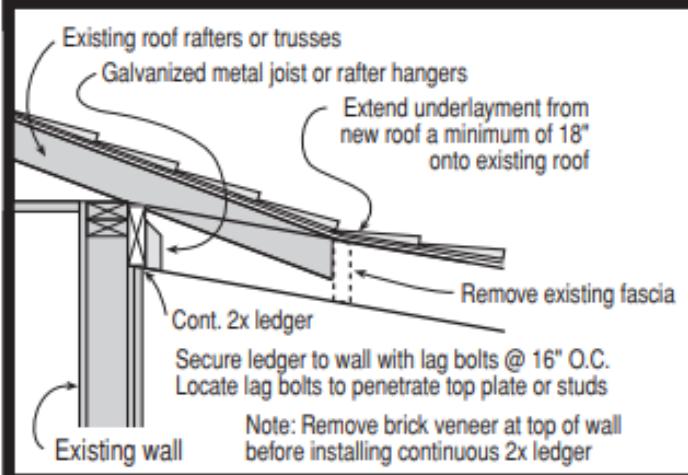
Identify Existing Foundation Components

Footings/ frost wall

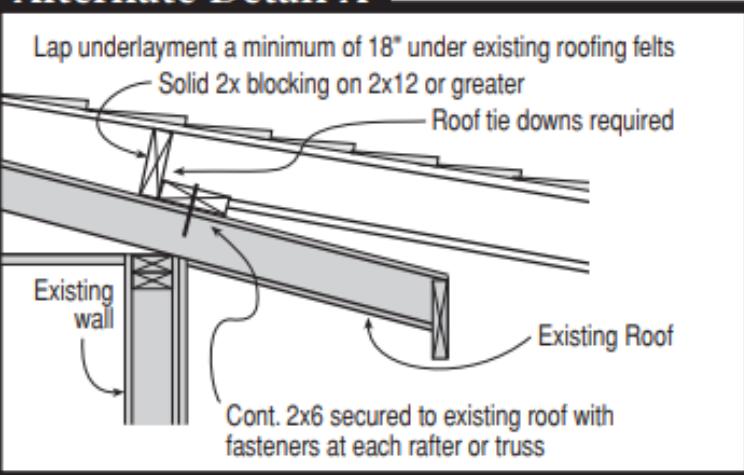
Slab with piers only at posts

Frost protected foundation

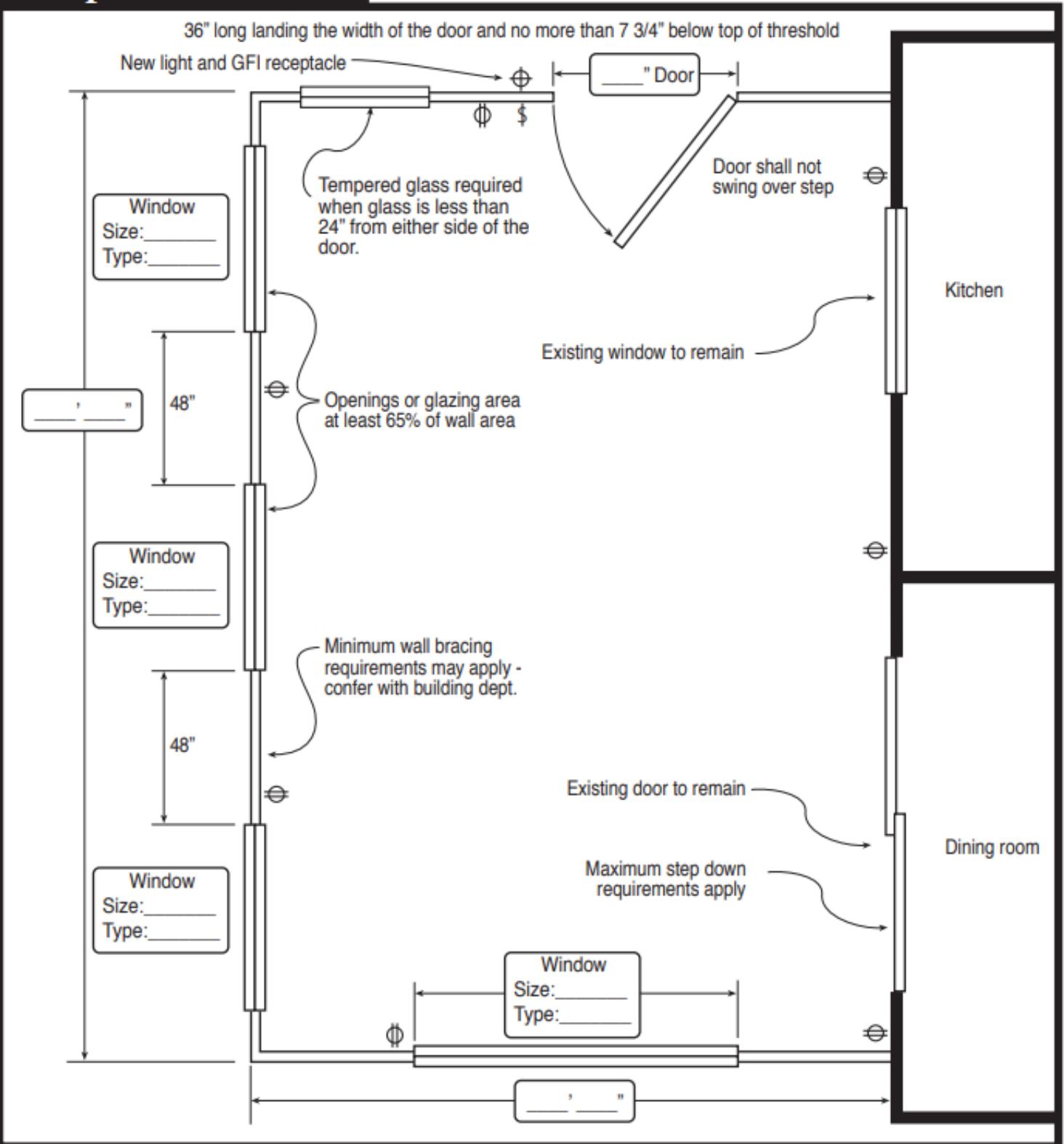
Detail A



Alternate Detail A



Sample Floor Plan



*Floor plan must include labeled rooms that are directly adjacent to the new patio enclosure, as well as any window wells (from the basement) that would now be within the enclosure.

Helpful Hints:

1. A permit submittal will only be accepted if it is enclosing an existing code compliant and previously permitted patio cover with new walls of glass, framing, or other approved materials, to create a new **non-heated, non-habitable** enclosed patio.
2. To be allowed any of the code exceptions listed under Appendix H of the 2012 IRC, patio cover enclosure walls may have any configuration, provided the open or glazed area of the longer wall and one additional wall is at least 65% of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor.
3. All existing house windows and doors must remain in place. Heated areas and habitable rooms are considered to be an addition to the home, and must be submitted as such.
4. The patio enclosure shall not block required egress from any area nor shall it reduce any required natural light and ventilation.
5. Garage walls, doors, and windows that are now within the patio enclosure shall be modified to meet required fire rated separation requirements.
6. Gutters and downspouts with adequate drainage must be provided.

***Speak with your plans examiner prior to submittal to determine if engineering is required.** The plans examiner may request:

- Engineered stamped construction drawings listing wind and snow loading.
- Engineered stamped foundation plans for the support of all walls / columns.
- Frost protected foundation systems, or protection of existing slabs.
- Electrical plan indication locations of outlets, lights, and switches.
- Stamped engineering for any special construction details, including anchoring the new roof assembly to existing rafter tails, or alternate methods or materials.
- Clarification of the type and location of lateral (wind) bracing, wall to foundation bolting, etc.



City of Loveland

Application for Patio Enclosure

Building Division * 410 E 5th Street * Loveland, CO
80537 General Information (970) 962-2505
Inspection Line (970) 962-2100



Address: _____

Owner Name: _____ **Owner Phone:** _____

Owner Email: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Contractor Name: _____ **License Number:** _____ **Phone:** _____

Project Contact Name: _____ **Preferred Phone:** _____

Project Contact e-mail: _____

Historical Eligibility: N Y Historical Register: N Y	A/C: Yes No	Number of Bedrooms:	Number of Bathrooms: Full- 3/4- 1/2-	
Fireplace N Y # _____	Fire Pits N Y # _____	Type of Heat:	Electric Service Size:	Storage Shed (sf)
Fuel Type _____	Fuel Type _____	Gas Electric	Amps:	
Basement (sf): Fin _____ Unfin _____	Garden Level (sf)	1st Floor (sf)	2nd Floor (sf)	3rd Floor (sf)
Garage: Detached Attached _____ sf - Car garage	Carport: Detached Attached _____ sf	Porch sf _____ (Roof? Y N) Roof sf: _____	Deck sf _____ (Roof? Y N) Roof sf: _____	Patio sf _____ (Roof? Y N) Roof sf: _____
Residential Fire Sprinkler System Y N			Client Total Valuation \$ (Cost of labor and materials)	
Submit to Loveland Fire Prevention: 970-962-2536			Electrical Subcontractor _____ Valuation \$ _____	
Describe Work/List Options:			Mechanical Subcontractor _____ Valuation \$ _____	
			Plumbing Subcontractor _____ Valuation \$ _____	

I certify this application is correct. I agree to perform the work described according to plans and specifications submitted and approved. I agree to comply with all city ordinances, state laws and building codes. Additionally, **I UNDERSTAND THAT I AM RESPONSIBLE FOR ANY FEES OR EXPENSES INCURRED FOR PLAN REVIEW, PERMITS, INSPECTIONS AND OTHER FEES ASSOCIATED WITH THIS APPLICATION. FAILURE TO PICK UP AND PAY FOR THIS PERMIT WITHIN 90 DAYS OF APPROVAL WILL RESULT IN THE APPLICATION BEING CLOSED AND THE PLAN CHECK FEES BEING ASSESSED. ALL FEES UNDER THIS APPLICATION THEN BECOME NULL AND VOID. This application does not authorize any work within the right-of-way or curb cuts, contact Public Works at 970-962-2516.**

Signature: _____ **Date:** _____

Jan. 2025

Only enter the information as it pertains to the specific work performed under this application.