Building Guide
CITY OF OLYMPIA PERMITTING SERVICES

Single Family Residential Patio Covers & Carports

How to Use this Guide
Provide two sets of plans, drawn to scale and complete the following (hint: use graph paper with ¼” squares. Example: ¼” = 1’):

1 Complete this Building Guide by filling in the blanks on page two, and indicating which construction details will be used.

2 Provide 2 Plot Plans (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.

3 Fill out a building permit application.
The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.
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Directions
1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.

2. Indicate in the check boxes which details from page 3 will be used. Please note if any of the sides of your carport addition are closer than 5'-0" to the property line, that side of the carport must be enclosed with a solid 1 hour fire rated wall as shown in Alternate Details B and C. You must however, keep at least two sides of the carport open to conform to the building code requirements. Zoning approval is required.

3. Roofing to be installed per manufacturer’s instructions, including low slope application and required inspections made.

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

Underlayment  
(example: 15' felt with 19' laps)

Size and Amount of Lags
(event: Two 1/2" x 4/1/2" lags @ 16" O.C.)

Sheathing  
(example: 1/2" exterior plywood)

12 pitch

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

Note: Walls, posts, and overhang closer than 5' to be 1hr. rated

No closer than 2 feet to property line

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

() "x "beam  
(example: 2 x 10")

Span  
(example: 12' 0")

Siding  
(for Alternate B only)

"x "posts spaced apart  
(example: 6)

Footing  
"x "  
(for Alternate C only)
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**Detail A**
- Existing roof rafters or trusses
- Galvanized metal joist or rafter hangers
- Extend underlayment from new roof a minimum of 18" onto existing roof
- Cont. 2x ledger
- Remove existing fascia
- Secure ledger to wall with lag bolts @ 16" O.C.
- Locate lag bolts to penetrate top plate or studs
- Note: Remove brick veneer at top of wall before installing continuous 2x ledger

**Alternate Detail A**
- Lap underlayment a minimum of 18" under existing roofing felts
- Solid 2x blocking on 2x12 or greater
- Roof tie downs required
- Existing wall
- Cont. 2x6 secured to existing roof with fasteners at each rafter or truss

**Detail B**
- Solid 2x blocking on 2x12 or greater
- Roof tie downs required
- Galvanized metal post/beam connector

**Alternate Detail B - 1 Hour Wall**
- Solid 2x fire blocking on 2x12 or greater
- Roof tie downs required
- 5/8" type "X" exterior gypsum sheathing
- Galvanized metal post/beam connector
- Exterior siding
- Infill between posts w/ 2x4's @ 16" O.C.

**Detail C**
- Minimum 3 1/2" concrete slab
- Treated or decay resistive post
- Galvanized column base w/ 1" spacer to concrete
- Anchor bolt 7" minimum penetration
- 8" minimum diameter concrete caisson
- Isolate from Slab

**Alternate Detail C - 1 Hour Wall**
- Bottom plate shall be treated wood or Foundation redwood
- Infill between posts w/ 2x4's @ 16" O.C.
- Minimum 3 1/2" concrete slab
- Galvanized column base w/ 1" spacer to concrete
- Isolate from Slab
- Anchor bolt 7" minimum penetration
- 18" minimum penetration
- Footing