



BUILDING AND SAFETY
14955 DALE EVANS PARKWAY
APPLE VALLEY, CA 92307

PATIO ENCLOSURES AND CONVERSIONS

The Uniform Building Code permits a patio cover to be enclosed while still retaining its' character as a patio, if the following criteria are met:

1. Doors and windows from the existing area opening into the patio, remain in place.
2. The longest exterior wall and one other exterior wall have open areas equal to a minimum of 65% of the area below 6'9" measured from the floor. These openings may be closed with readily removable translucent or transparent plastic not more than 0.125" thick or tempered glass.
3. Windows in bedrooms required for fire exit must open directly to the outside and may NOT open into the patio enclosure.

A patio **conversion** differs from a patio **enclosure** in that it is an existing covered patio which is converted to habitable space. Any patio enclosure which does not meet the requirements for a patio enclosure will be classified as a patio conversion and the requirements for habitable space as defined in "AREA CONVERSIONS AND ADDITIONS" will apply.

Additionally, natural light, ventilation and exit requirements for the existing rooms which opened into the former patio will still need to be met. This could mean that windows will need to be enlarged or added in the existing room(s), or that the proposed conversion may not be possible.

EXCEPTION: An unconditioned solarium which maintains a thermal break between the conditioned living spaces and the solarium. This exception can only be used when all the following conditions are met:

1. Adjacent rooms have adequate light and ventilation which are not derived from the solarium.
2. No window required by UBC section 1204 (escape/rescue

window) exits through the solarium space.

3. Solarium walls and roof shall consist of glass and/or skylights equal to at least 65% of the floor space enclosed by the solarium.
4. Inside solarium walls are covered only with materials which are acceptable for outside use (stucco, T 1011, etc).
5. The concrete solarium floors, if covered, are covered only with materials which are for outdoor use (i.e. brick or stone).