

Patio Enclosure Information*

During the fall and winter of 2009-2010, the Yuma area received abnormal amounts of rainfall, resulting in a large number of complaints to roofing contractors regarding roof leaks. Many homeowners had constructed patio enclosures under awnings and patios covers expecting to seal out the elements, without a full understanding of patio enclosure construction. The following explains more about patio enclosures:



Intended Use:

According to Appendix H of the 2012 International Residential Code, patio enclosures are intended and designed for recreational/outdoor living spaces; not as carports, garages, storage rooms or habitable space.

Egress (means of exiting):

Egress must be provided and maintained through the patio enclosure to the exterior of the building when a required exit has been enclosed. These exits must meet the specifications required for a primary exit/entrance to a dwelling. Emergency egress or rescue openings from sleeping rooms cannot be enclosed. A minimum area of screened or glazed openings is also required as follows: one long wall and one short wall of the enclosure must provide openings equal to 65% of the total wall area below 6'-8".



Patio Roof Construction:

Enclosures under wood patios can be relatively watertight. However, aluminum awnings are primarily designed to provide shade. Given the intended use, sealing out the elements is a difficult task. Installation of spray foam roof insulation or other roofing components on top of or underneath aluminum awning pans is **not** permitted due to the design and nature of the materials. Suspending items from awning pans such as ceiling fans, lights or ceilings to encase insulation is also prohibited.

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Patio Enclosure Information continued...

With the adoption of the 2012 International Residential Code, aluminum awning manufactures prohibit the enclosure of aluminum patios unless additional engineering is provided to support their installation. Other types of construction are available to seal patio enclosures such as an aluminum roof system that is 3.5" thick and has an exterior finish on both sides. The installation of this roof system would be similar to a regular awning, however it is specifically designed to seal out the elements while providing an R8.5 insulation factor.

Maintenance:

Aluminum awnings require maintenance to ensure they drain water appropriately. Gutter-fascias and downspouts can become clogged with leaves or other debris causing water to back-up and overflow into an enclosure. Constructing awnings with an overhang may alleviate this type of leak, but does not eliminate all the water problems that can occur when enclosing aluminum awnings.

Interior Materials:

Construction materials beneath aluminum awnings should be materials that will not be adversely affected by water. Gypsum board, carpeting and other water sensitive building materials should not be installed in a patio enclosure. The interior surface of these rooms should be built using materials that are designed to withstand the elements, such as exterior grade siding, tile or outdoor carpeting. Choosing the appropriate materials for your enclosure will help insure its long-term durability and help reduce maintenance costs.



*** For additional information and forms, visit the Building Safety and Customer Service Division pages under Development Services on the Yuma County website (www.yumacountyaz.gov) or contact the Department of Development Services Building Safety Division directly for specific regulations and permitting requirements at (928) 817-5000.**