



STANDARD 38: PATIO ENCLOSURES

ADOPTED SEPTEMBER 2006, RESOLUTION 03-06-43

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

REVISED AUGUST 2019, RESOLUTION 03-19-82

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 SPECIFICATIONS/ APPLICATIONS

- 2.1** A patio is a concrete slab area that adjoins the manor at ground level, and does not serve as a walkway or landing.
- 2.2** An enclosure can only be installed on the manor's original patio footprint.
- 2.3** A patio enclosure cannot be installed in an area where a Standard Plan exists for a room addition. No concrete landings are permitted.
- 2.4** Enclosures may not extend beyond the original construction footprint of an original patio. (In accordance with the current Common Area Useage Policy.)
- 2.5** If a patio lies beneath a balcony, the newly constructed enclosure must have an approved gutter system.
- 2.6** Patios may be partially enclosed with the exception of 3-story buildings. Patio enclosures shall encompass the entire footprint in 3-story buildings.
- 2.7** No doors are permitted in patio enclosures installed on the 1st story manors of 3-story buildings.
- 2.8** In no case shall additional plumbing, heating fixtures or air conditioning units be added as part of such enclosure, nor shall existing central HVAC systems condition an enclosure.
- 2.9** Air conditioners/heat pumps cannot exhaust into an enclosure.



- 2.10** Plastic panels as produced by the manufacturer of patio covers or enclosures may be installed per California Building Code approved specifications outlined by the manufacturer. No corrugated, non-structural panels will be allowed.
- 2.11** Any changes to the existing structure to allow for track or framework must be approved in writing prior to issuance of a consent.
- 2.12** All work and material required to complete patio enclosures shall conform to all applicable city codes and/or state ordinances not included herein. Plans and specifications shall be submitted to Permits and Inspections at time of application for consent.

3.0 SURFACE PREPARATION

- 3.1** Prior to any installation, existing patio surfaces (slabs, wood beams, wood fascia, etc.) shall be checked by staff for any defects or irregularities which might affect such installation or cause any future damages to the building.
- 3.2** All attachments to the patio slab must be directly to the patio surface, not applied over any type of material applied over the patio surface.

4.0 FRAME OR TRACK

- 4.1** Frames and/or tracks are to be of aluminum only. Wood framing is prohibited. The dimensions shall be kept to a minimum to optimize the area of glass firmly in place. All aluminum shall be anodized bronze unless others exist if attached to a dark painted surface; aluminum or white powder coated color if attached to a light surface. Pre-existing enclosures on the building shall set color precedence on the same elevation.
- 4.2** All glass and screens must be readily removable (from the interior only) by lifting out of a track without the use of tools.
- 4.3** All frames must be inside of existing handrails as indicated on approved drawing details and provide sufficient clearance for future maintenance of the handrail.



- 4.4 Slump stone kneewalls may be utilized as part of the patio enclosure if the wall is constructed to accept the application.
- 4.5 Enclosures shall have proper downspouts with splash blocks in accordance with Mutual Standard:18 Gutters/Downspouts.

5.0 TYPE OF GLASS

- 5.1 All glass used must be clear in nature and be of tempered-type safety glass; no less than 1/8" thick.
- 5.2 Glass may be single or dual pane type (at the discretion of the Alterations Office). See 4.2
- 5.3 Frosted, bottle-type, stained, or louvered-glass type shall not be allowed.
- 5.4 Solar glass, tinted glass, smoke-type glass or film that is applied to glass at the time of manufacture shall be accepted provided it conforms to Sec. 5.5.
- 5.5 Reflective tints or films applied to glass after manufacture may be applied to glass providing it does not have a reflectivity factor of more than **15%**. Documentation of such material must be on hand and approved before such application.