

HOW TO LEGALIZE YOUR UNPERMITTED PATIO

A helpful guide in legalizing an unpermitted patio located on a single-family residential property

WHY DO I NEED TO LEGALIZE MY PATIO?

If you have an unpermitted patio on your property, the City can help you rectify the violation so that your property, and any new improvements you need to make, remain up to date with all building & safety codes. It is primarily important to you, as the property owner, for the following reasons:

PUBLIC SAFETY & LIABILITY

Safety is a top priority. An unpermitted patio could mean that construction was not properly completed or inspected by an engineering professional to verify the patio's structural integrity and compliance with current building and safety codes and standards. This can be a liability to you in an event of an emergency, and a potential public safety concern for those living on the property or neighboring residents.

POTENTIAL DELAY OF APPROVAL FOR OTHER HOME IMPROVEMENT PERMITS

The City and County of Los Angeles cannot issue any new building permits for home improvements until any known code violations on your property are resolved through the permit process. This allows for proper review, approval, and inspection to ensure your safety and that of your neighbors.



CITY OF
CERRITOS

STEPS TO LEGALIZE YOUR PATIO

#1: IDENTIFY YOUR OPTIONS

OPTION 1:

Obtain a **demolition permit** to demolish an existing patio that was constructed without approval and/or permits.

OR

OPTION 2:

Obtain a **building permit** to legalize an existing patio that was constructed without approval and/or permits.

Both options will require you to obtain appropriate permit(s) before proceeding with any demolition or construction to legalize a patio.

#2: SUBMIT YOUR APPLICATION

Speak with a staff member from the Department of Community Development in person at Cerritos City Hall or by phone at (562) 916-1201 to discuss your options and to obtain guidance on how to proceed. If you decide to obtain a building permit to legalize an existing patio, here are a few items you will need to submit to the City:

☐ **Patio Structure Application** available on the City's website at www.cerritos.gov/residentialpermits, identifying the following:

✓ **Type of Material of the Existing Patio Structure** (i.e., wood, aluminum, or other)

✓ **Specifications for the Existing Patio Structure**

- For **Wood Structures**: Submit a Standard Plan for your existing wood patio (see attached for an example)
- For **Aluminum Structures**: Submit a ICC-ES or IAPMO Evaluation Report for your existing aluminum patio. This report is a set of plans and details confirming that your aluminum patio is safe, tested, and meets code requirements.
- For **all other patio materials**, discuss requirements with the City prior to completing the application.

☐ **Site Plan** of the property with the patio location, providing distances from the existing patio to other on-site structures and property lines

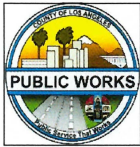
☐ **Printed photographs** of the existing patio

#3: CITY STAFF REVIEW

Upon submittal of the required documents, City staff will review your application and contact you regarding the next steps towards legalizing your patio.

For questions or additional assistance, please contact the Department of Community Development at (562) 916-1201. City staff is available to provide assistance Monday through Friday, 8:00 a.m. to 5:00 p.m. at Cerritos City Hall (Community Development counter) located at 18125 Bloomfield Avenue Cerritos, CA 90703.

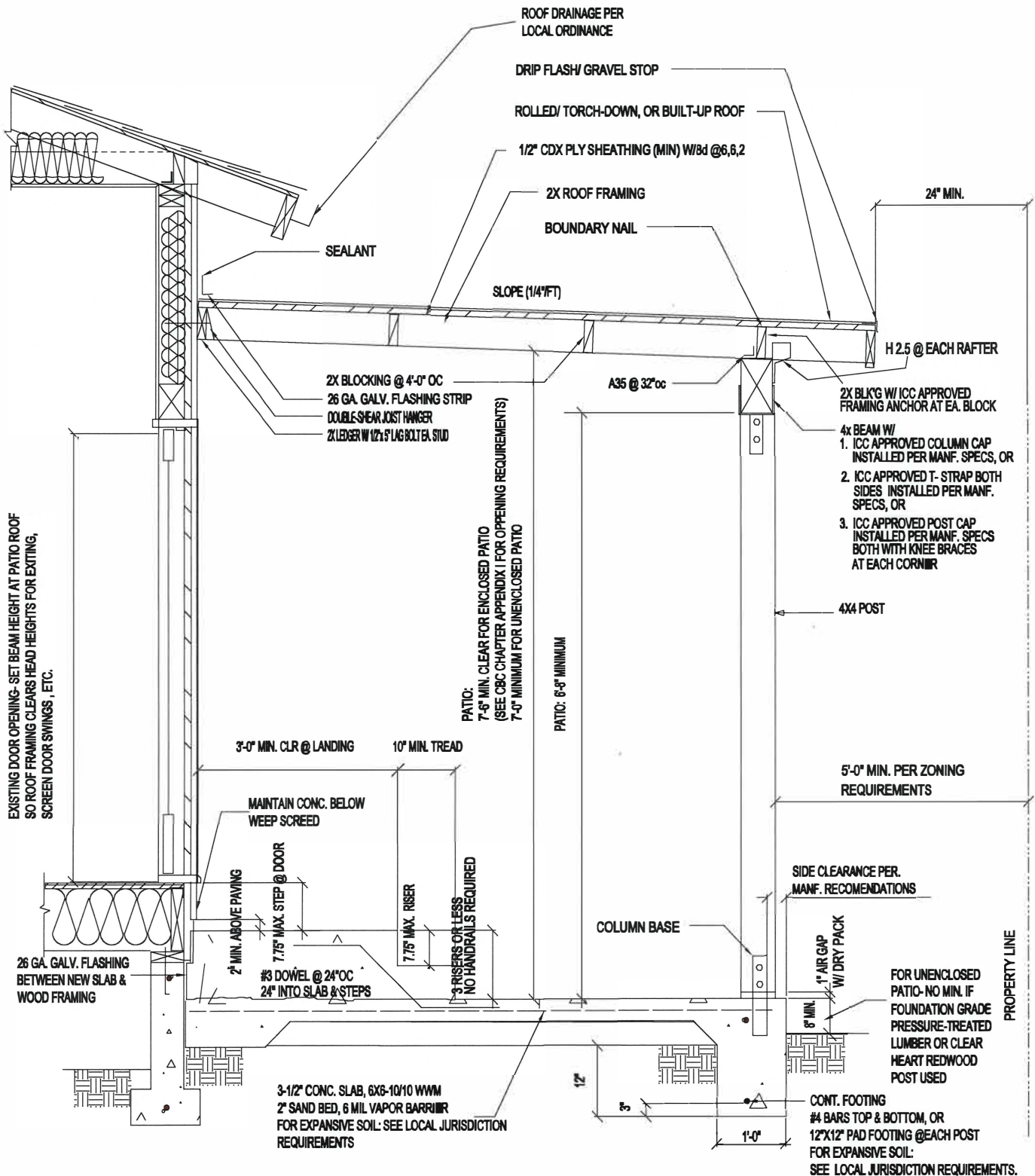
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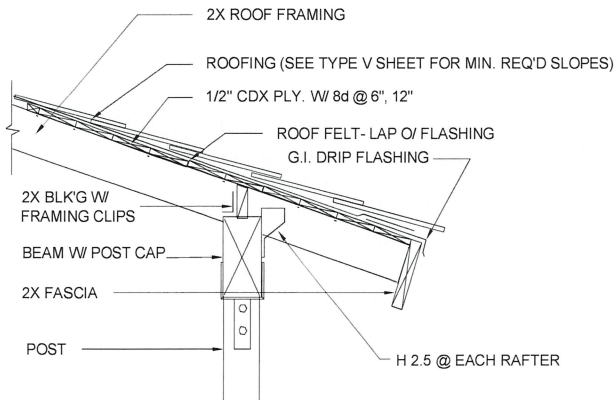


LOS ANGELES COUNTY RESIDENTIAL CODE PATIO COVER

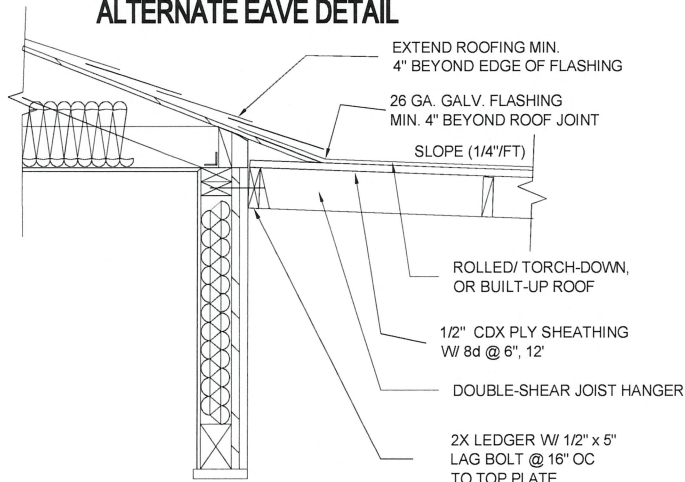
WOOD FRAME PROVISIONS ONE STORY CONSTRUCTION

**FOR WOOD
PATIO ONLY**

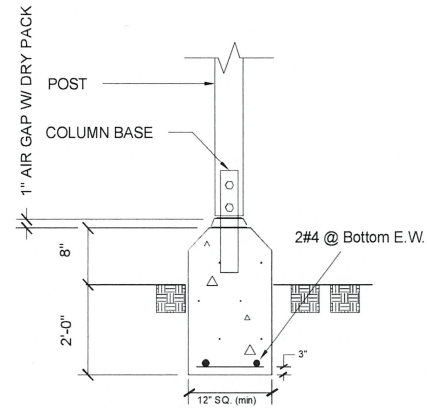




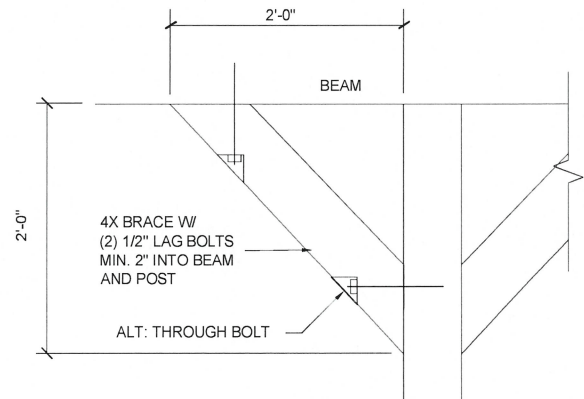
ALTERNATE EAVE DETAIL



ALTERNATE CONNECTION DETAIL



ALTERNATE FOOTING DETAIL



KNEE BRACE DETAIL

ALLOWABLE SPANS FOR DF #2 HEADERS						
SIZE	20' Width	28' Width				
2-2X6	5'-5"	4'-8"				
2-2X8	6'-10"	5'-11"				
2-2X10	8'-5"	7'-3"				
2-2X12	9'-9"	8'-5"				
3-2X12	12'-2"	10'-7"				
ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS				ALLOWABLE SPANS FOR DF #2 CEILING JOISTS		
Live Load: 20 psf				Dead Load 5 psf/ Live Load 10 psf		
RAFTER SIZE	SPACING	ALLOWABLE SPAN		JOIST SIZE	SPACING	ALLOWABLE SPAN
		DEAD LOAD 10 psf	DEAD LOAD 20 psf	2X4	24"	9'-10"
					16"	11'-13"
					12"	12'-5"
				2X6	24"	11'-9"
16"	14'-1"	12'-5"	16"		17'-8"	
12"	15'-6"	14'-4"	12"		19'-6"	
2X8	24"	14'-10"	12'-10"	2X8	24"	18'-9"
	16"	18'-2"	15'-9"		16"	23'-0"
	12"	20'-5"	18'-2"		12"	25'-8"
2X10	24"	18'-2"	15'-8"	2X10	24"	22'-11"
	16"	22'-3"	19'-3"		16"	26'-0"
	12"	25'-8"	22'-3"		12"	26'-0"
2X12	24"	21'-0"	18'-3"			
	16"	25'-9"	22'-4"			
	12"	26'-0"	25'-9"			

TYPE V CONSTRUCTION IS A CLASSIFICATION OF BUILDINGS BY CONSTRUCTION MATERIALS AND METHODS. IT IS THE LEAST RESTRICTIVE PERMITTED BY THE LA COUNTY BUILDING CODE AND INCLUDES LIGHT WOOD-FRAME CONSTRUCTION. THIS SHEET IS FOR INFORMATION AND REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR PROPOSED CONSTRUCTION PROJECT.