



CITY OF FOUNTAIN VALLEY BUILDING SERVICES

PATIO ENCLOSURES

DEFINITIONS

Patio Enclosure: A patio enclosure is an area of **NONHABITABLE** space. Patio enclosures provide screening or plastic to keep wind or insects out of an **outdoor** patio area. 65% of two adjacent walls must have only screening or readily removable plastic from finish floor/grade level to 6'8" above finish floor/grade. (See diagram)

Readily Removable: Panel is held in place by devices easily opened by hand without use of tools.

Nonhabitable space: Area not to be used for sleeping, food preparation, bathing or to house sanitary facilities. Area is not to be conditioned for human habitation and does not compromise the habitable building envelope.

METHODS AND MATERIALS

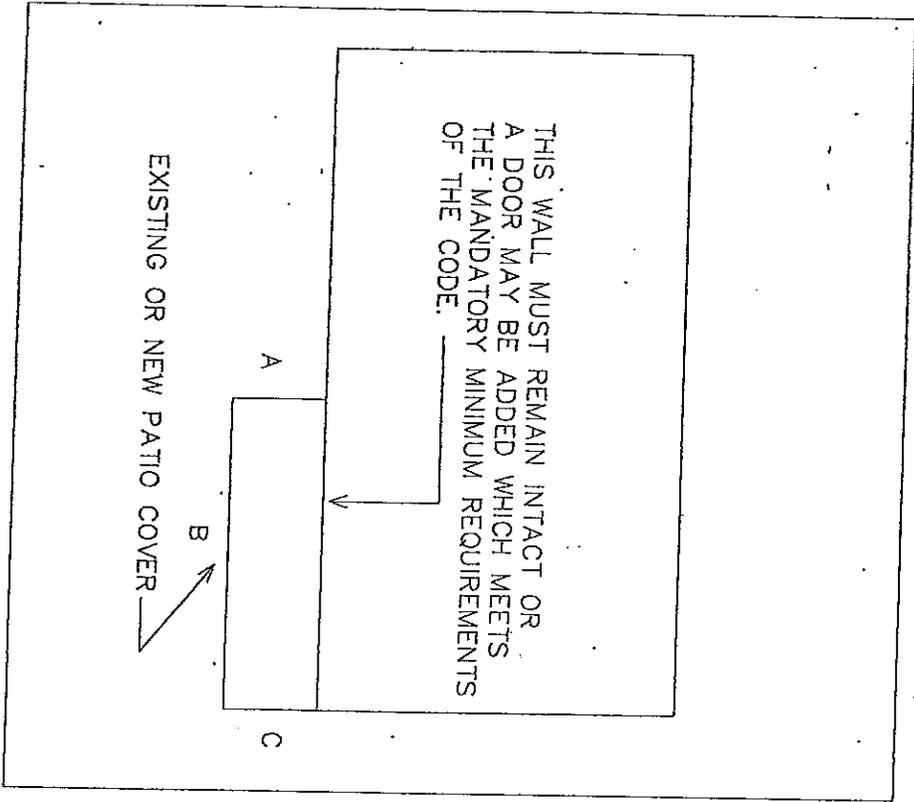
1. **DO** use materials only approved for EXTERIOR APPLICATIONS, such as:
 - a) Stucco
 - b) Composite siding
 - c) Wood siding/shingles
 - d) Panelized manufactured vinyl/plastic wall systems
 - e) Vinyl siding
 - f) Electrical wiring & devices approved for exterior use

2. **DO NOT** use:
 - a) Drywall on wall surfaces
 - b) Interior drywall, (most common type), on the ceiling. Exterior rated gypsum board only.
 - c) Electrical fixtures or devices not approved for exterior use
 - d) Glass*

3. Patio enclosures **MUST**:
 - a) **NOT** be built in front of any bedroom emergency egress windows
 - b) **NOT** be enclose electric or gas meter locations
 - c) Maintain the exterior wall integrity. (You may not remove walls, doors, windows on the exterior wall of the house to open the enclosure to the living space)

Patio Enclosures which are used or converted to habitable space are in violation of the California Building Code and Planning and Zoning code as adopted and effective as the Fountain Valley Municipal Code. Such structures may be subject to enforcement action including fine, citation and/or removal due to unauthorized occupancy/land use.

* ICC, ER, ES pre-manufactured structures are exempt from this requirement.



OPEN=SCREENING OR READILY REMOVABLE PLASTIC.
 ALL DIMENSIONS ARE FROM FINISH GRADE OR FINISH SLAB
 WHICHEVER IS HIGHER.

