



BUILDING PERMIT REQUIREMENTS FOR SUNROOM ADDITIONS

INFORMATION
GUIDELINE

13

JAN 2017

CITY OF ESCONDIDO • BUILDING DIVISION • 201 N. BROADWAY, ESCONDIDO, CA 92025 • (760) 839-4647

This information is intended to assist the applicant in obtaining a permit for a sunroom as described in the California Residential Code. The requirements listed below are minimum code requirements and should be included with your plans.

Sunrooms are also regulated by the Zoning Code and other city ordinances. These regulations include minimum setback requirements (distance to property lines). The applicant should verify these requirements with Planning Division staff at City Hall.

GENERAL BUILDING REQUIREMENTS

1. Sunrooms shall be identified as one of the following categories by the applicant, design professional or owner and shall comply with AAMA/NPEA/NSA 2100. Verification shall be provided that the proposed sunroom meets the above standards for the Category selected.

Category I: A thermally isolated room with walls that are opened or enclosed with insect screening or maximum 20 mil thick plastic film. The space is non-habitable and unconditioned.

Category II: A thermally isolated room with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The space is non-habitable and unconditioned.

Category III: A thermally isolated room with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The room fenestration complies with requirements for air infiltration and to resist water penetration. The space is non-habitable and unconditioned.

Category IV: A thermally isolated room with enclosed walls. The room is to be heated or cooled and is thermally isolated from the primary structure. The room fenestration complies with the requirements for air infiltration, to resist water penetration and provide thermal performance. The space is non-habitable and conditioned.

Category V: A room with enclosed walls. The room is to be heated or cooled and is opened to the main structure. The room fenestration complies with the requirements for water penetration resistance, air infiltration and thermal performance. The space is habitable and conditioned.

PLANS REQUIRED

In order to obtain a building permit, 3 complete sets of plans must be submitted for review by Building Division staff. Plans will need to show compliance with the Category selected above. Generally, the plans will utilize a pre-approved plan such as an ICC (International Code Council) listed product design. The applicant would contact a company that offers this type of sunroom product. The plot plan, floor plan, structural plans/details and plan notes will be required for review.

PLOT PLAN

A Plot Plan shows the general layout of the lot. It should include items such as lot dimensions, structures, setbacks, topography, lot drainage, etc. Completion of Guideline #16 may be used to satisfy the Plot Plan.

FLOOR PLAN

Show the following on the Floor Plan:

1. The proposed Sunroom and all adjacent rooms.
2. Dimensions of all existing and proposed walls and rooms.
3. Location and sizes of all windows, doors, and openings in the Sunroom and adjacent rooms.
4. Identify safety glazing.
5. All new electrical outlets, fixtures, etc. (outlets must be GFCI protected and weatherproof).

ELEVATIONS

Show the following on the elevations:

1. All glazing, doors, and openings in the proposed Sunroom and adjacent rooms.
2. Indicate the use of safety glazing as required by Chapter 24 of the Building Code.
3. Maximum Sunroom height of one-story (12'-0").

CROSS SECTIONS

Show a cross section through the Sunroom as may be necessary to indicate the structural arrangements and materials. Include details from the foundation through the Sunroom roof assembly.

PLAN NOTES

Include the following notes:

1. Indicate on the plans which Category is being selected. Note if the room is habitable and/or being conditioned.
2. Note on the plans that smoke detectors will be installed per the California Residential Code Section R314.
4. Electrical work will comply with the 2016 California Electrical Code.