

Sunroom

Residential Application

Plot plan:

- Locate sunroom to scale on plot plan, (2 copies)

Scaled drawings that include: (2 copies)

- Foundation plan – show footing size, location, depth from grade. A continuous foundation is required under all exterior walls. For post and footing foundations: provide an engineered alternate design that addresses uplift and complete connection from roof to footing.
- Floor plan – show: walls, doors, windows, adjacent rooms. Show glazing area (glass windows and doors) on plans. A true sunroom is more than 40% glazing.
- Structural plans - show floor and ceiling joist, girder, header, rafter, bracing, connections, etc.
- Show wall bracing on the plans per R602.10 or provide engineered alternate design.
- Electrical is required per 210.52
- A mechanical permit is required for conditioned sunrooms only. A true sunroom requires thermal isolation at the main dwelling and a separate or thermostatically separate HVAC system.
- Provide engineering for
 - a. New roof supported at existing 2nd floor cantilever.
 - b. Point loads not supported directly to a foundation or footing.
 - c. Alternate wall bracing or foundation methods.
 - d. Installation of beams or LVL' to open existing house wall to the new addition.
 - e. Removal of load bearing walls.
 - f. Other structural conditions not covered by the Code.