

Free Standing Carport/Patio Cover for Mobile Home Parks

Important Notes:

- Carports and patio covers **MUST** remain open and cannot be enclosed
 - Per the prescriptive guidelines, the structure must remain **open on all sides**. Enclosing the carport or patio cover with walls or any other method is **not allowed**.
- Carports and patio covers **CANNOT** be attached to the existing mobile home
 - Per the prescriptive guidelines, the structure must be **free-standing** and cannot be connected to the mobile home. Any attachment or connection to the existing home is **not allowed** without additional engineering.
- This handout only applies to mobile home parks located at 5,500’ elevation or less, with an ultimate wind speed of 148 mph or less and a ground snow load of 45 psf.
- Deviating from this prescriptive handout will require plans to be stamped by a Colorado Licensed Professional Engineer.

What Must be Submitted with a Building Permit Application?

- Residential Building Permit Application Form
- Homeowner Certification Form (if homeowner is acting as general contractor)
- Mobile Home Park Permission Slip (must be signed by the park manager/owner)
- Site Plan page 5 (include distances to adjacent mobile homes and structures)
- Full Set of Plans include the following:
 - Floor Plan page 6 (must include location of the home’s windows & doors, location of posts, and all dimensions)
 - Recommended:** Include photos of existing home where the carport or patio cover will be located.

***Ensure all plans are detailed and accurately reflect the proposed structure.*

Carports and Patio Cover Details:

- **Lumber:** All dimensional lumber must be Hem-Fir (HF) #2 or better.
- **Post and Beams:** All posts and beams shall be pressure treated Hem-Fir (HF) #2 or better.
- **Egress:** All posts and kickers must allow for egress from the main door and bedroom windows.
- **Concrete Footings:** All concrete footings must extend 30” below grade minimum.
- **Kicker Bracing:** Required at each post to prevent racking.
- **Roof Sheathing:** Shall be 7/16” OSB or better
- **Sheathing Attachment:** 8D nails 6” on center for the panel edges and 12” on center for the field.
- **Asphalt Shingles:** Allowed for sloped roofs with minimum 2” of fall for every 12” and over two layers of underlayment.
- **Metal Roofing:** Allowed for sloped roofs per manufacturer’s installation instructions.
- **Rolled Roofing:** Allowed for sloped roofs per manufacturer’s installation instructions.

Project Details:

Address: _____

Lot #: _____

Width: _____ feet _____ inches (Maximum width: 12 feet)

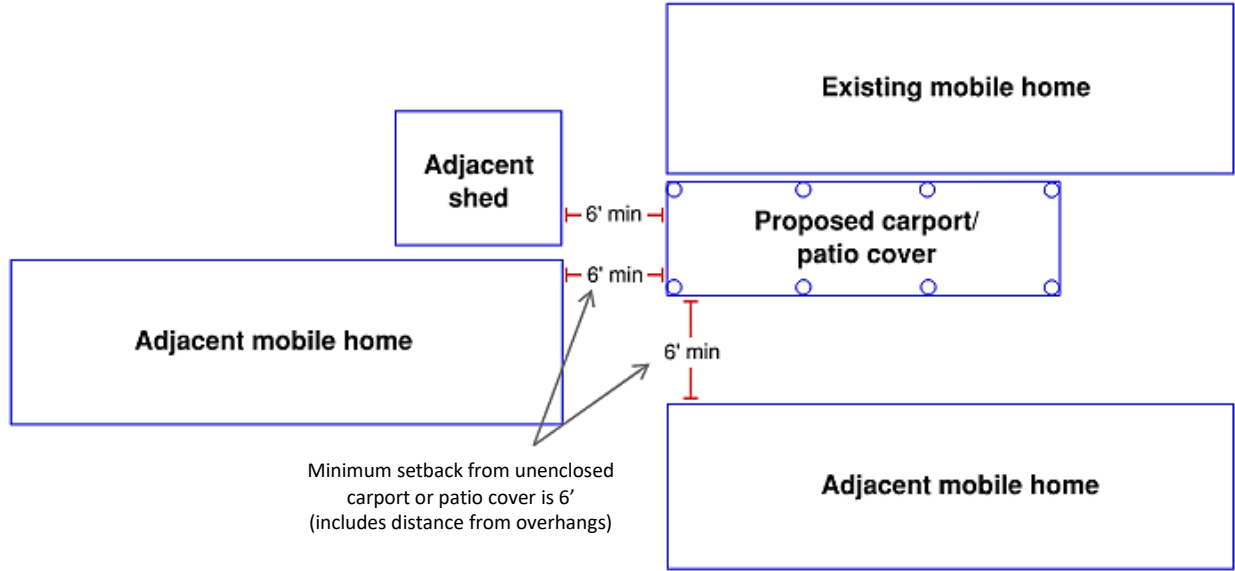
Length: _____ feet _____ inches (Maximum length: 11 feet for single span; 70 feet for multiple spans)

Height: _____ feet _____ inches (Maximum height: 13 feet for high end)

See page 2 for single span requirements and page 3 for multiple span requirements.

See page 4 for additional construction details.

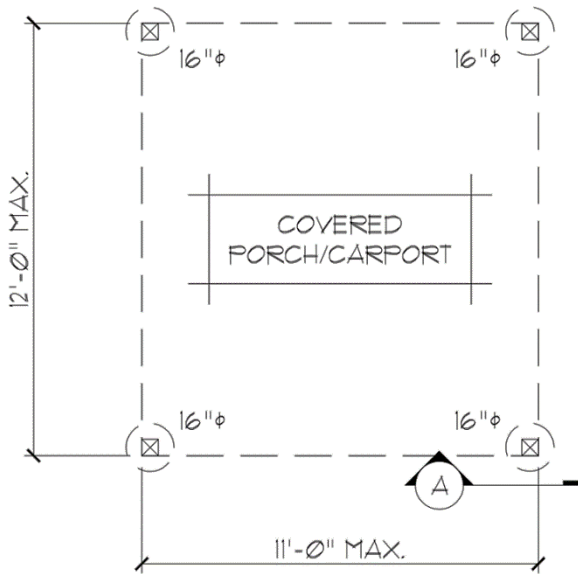
SITE PLAN EXAMPLE



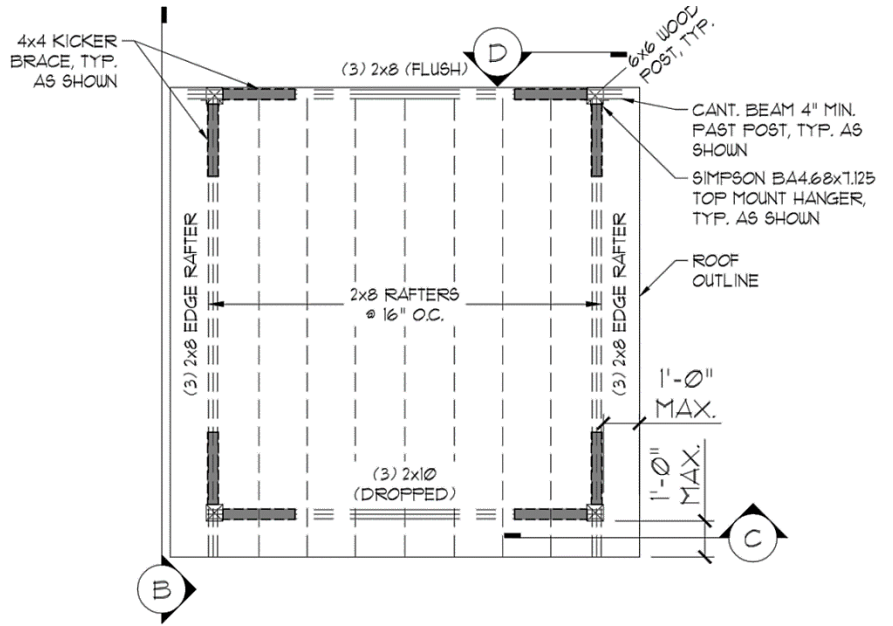
SINGLE SPAN MINIMUM REQUIREMENTS

*All additional details on page 4 apply

FOUNDATION PLAN



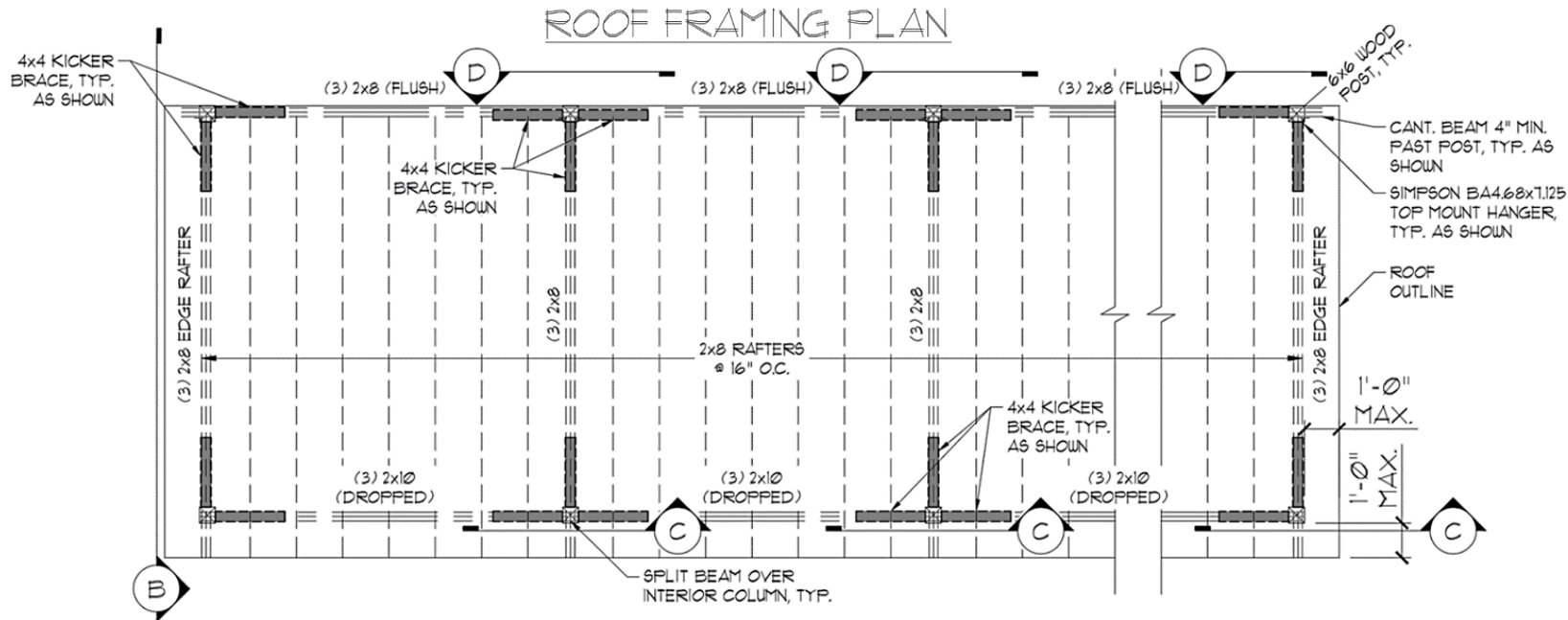
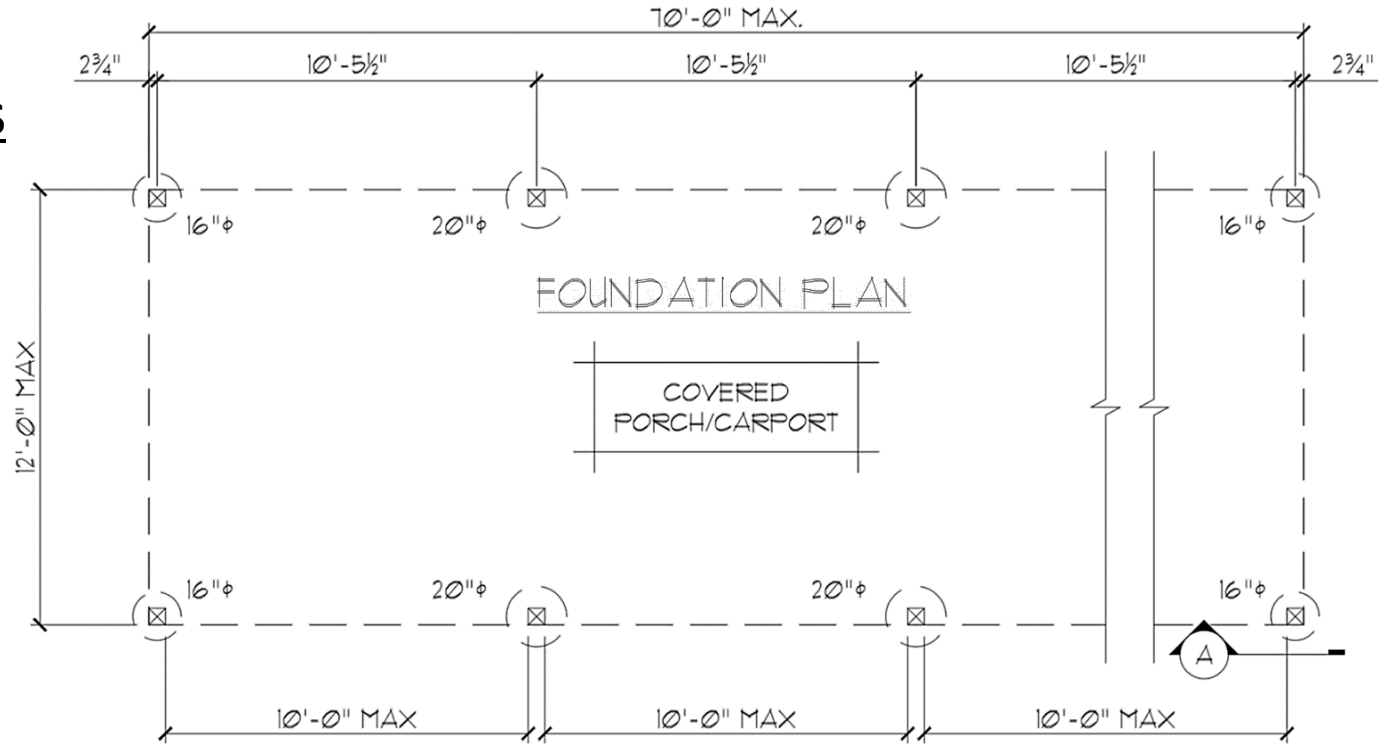
ROOF FRAMING PLAN



MULTIPLE SPANS

MINIMUM REQUIREMENTS

*All additional details on page 4 apply



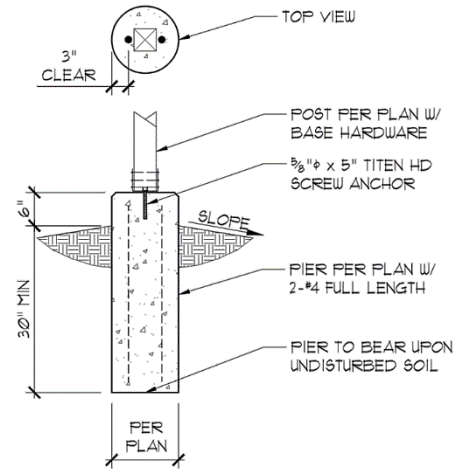
ADDITIONAL DETAILS

HANGER SCHEDULE	
CONNECTION LOCATION	CONNECTOR
SAWN RAFTER TO FLUSH WOOD BEAM	L65R OR LRUZ*-SERIES
SAWN RAFTER TO DROPPED WOOD BEAM	H2.5A
WOOD POST TO FOUNDATION	ABU-SERIES
WOOD POST TO BEAM ABOVE	CCQ/ECCQ-SERIES

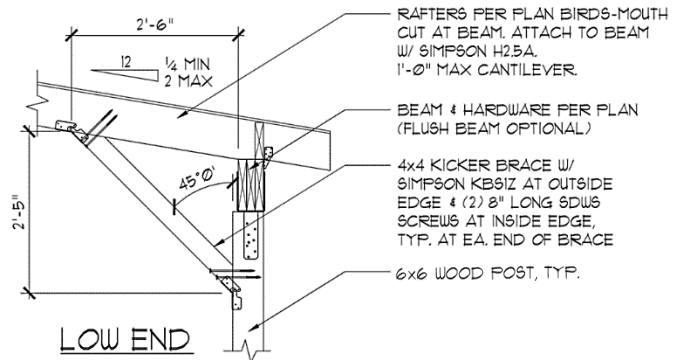
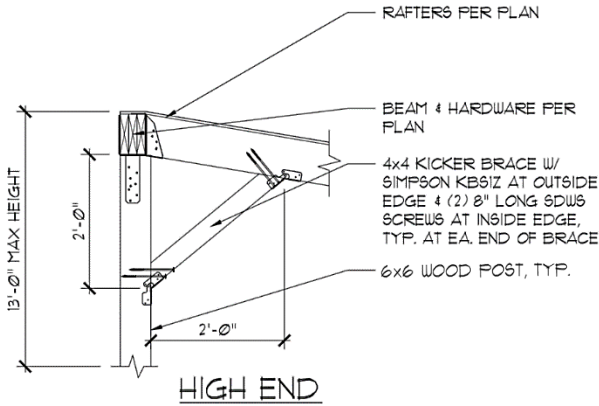
* - THIS HANGER MAY BE SPECIAL ORDER FOR THE APPLICATION LISTED ABOVE.

** - CONNECTOR LISTED, OR EQUIVALENT.

NOTE: FOR EXTERIOR APPLICATIONS WHERE ACQ TREATED LUMBER WILL BE USED, ALL HANGERS MUST HAVE ZMAX CORROSION PROTECTION.



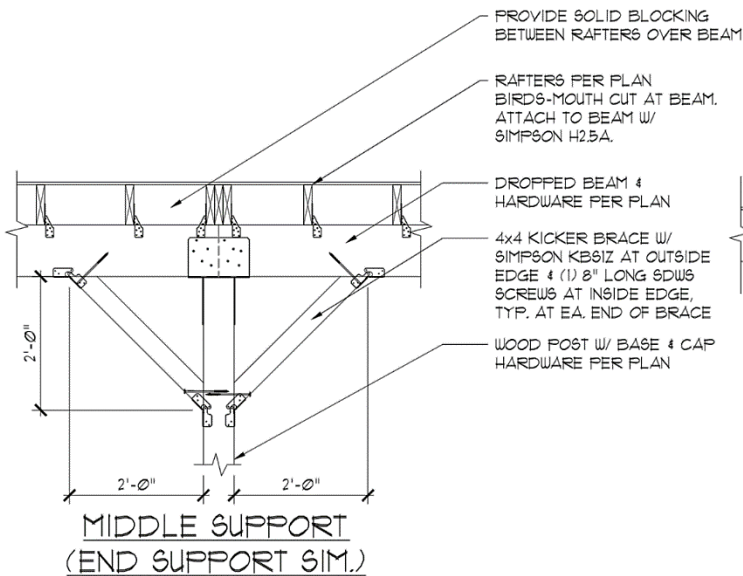
DRILLED CONCRETE PIER A



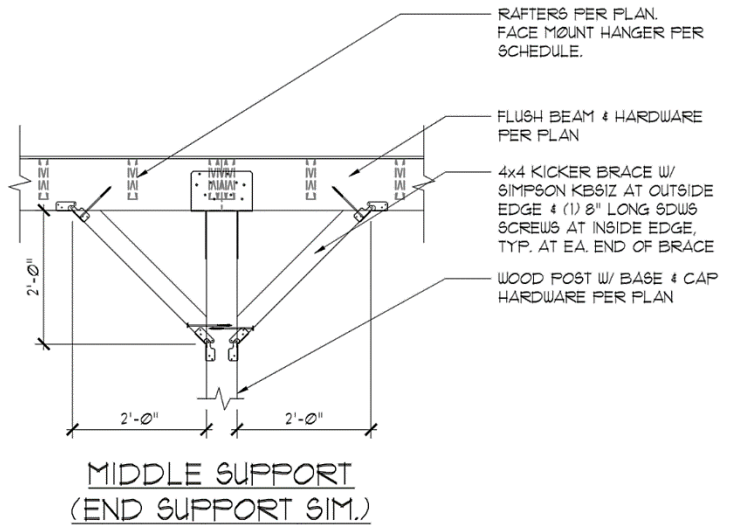
KICKER BRACE B

ROOF SHEATHING SHALL BE 7/16" (24/16 SPAN RATING) O.S.B. OR BETTER WITH SD @ 6" ON-CENTER EDGES, 12" ON-CENTER FIELD, OVER DIMENSIONAL LUMBER RAFTERS.

DIMENSIONAL LUMBER RAFTERS ARE HEM-FIR #2 UNLESS NOTED OTHERWISE. ALL RAFTERS SHOULD BE ATTACHED TO BEARING POINTS WITH SIMPSON H2.5A CLIPS.



DROPPED BEAM KICKER BRACE C



FLUSH BEAM KICKER BRACE D

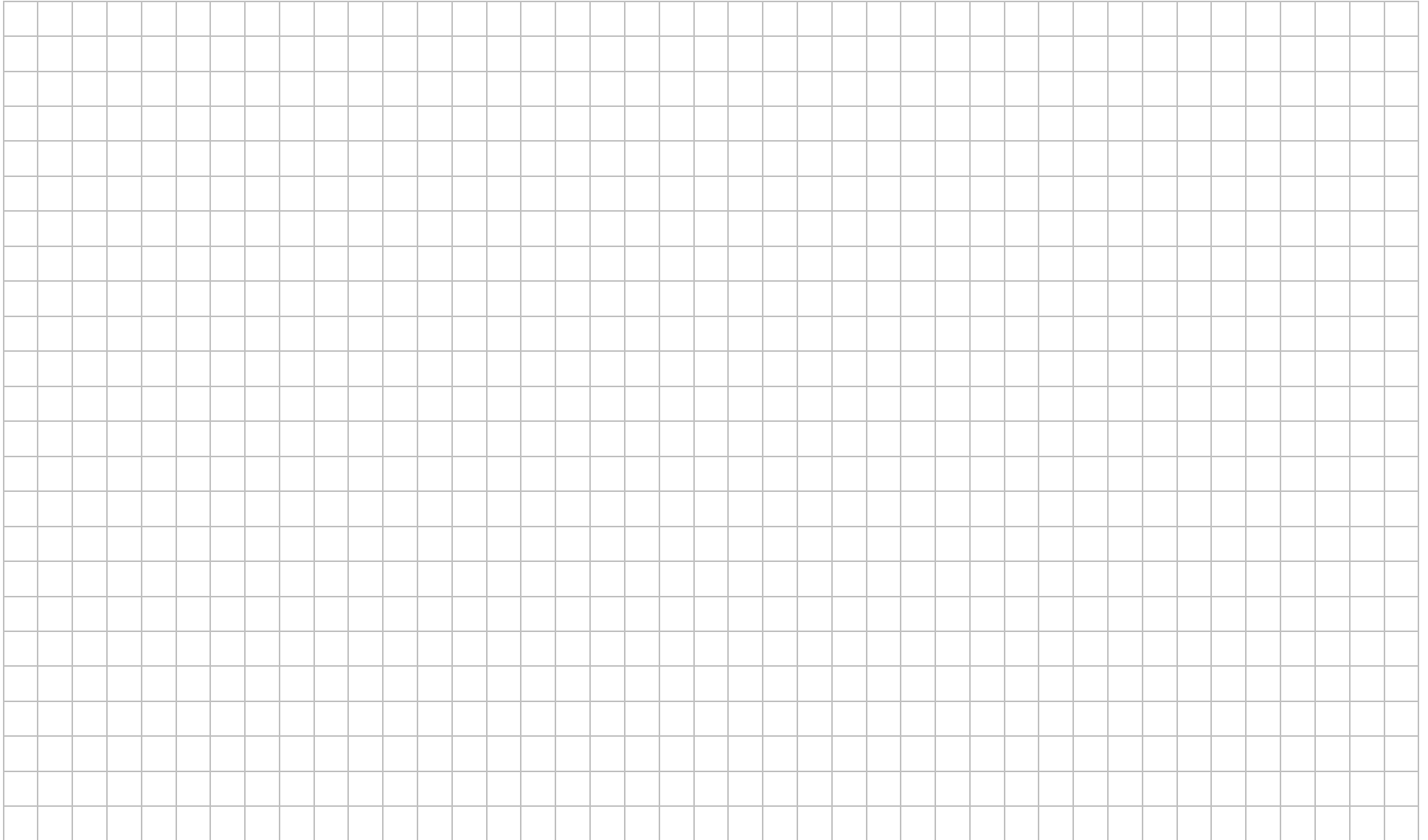
SITE PLAN

Address: _____

Lot #: _____

Include all the following:

- Location and size of mobile home
- Location of the proposed cover (and any overhangs)
- Location of other structures on same lot
- Location of other structures on neighboring lots
- Distance to other structures



FLOOR PLAN

Height of high end: _____ feet _____ inches

Height of low end: _____ feet _____ inches

Roofing material: _____

Include all the following:

- Dimensions of the existing home and proposed cover
- Location of all windows and doors
- Label all adjacent rooms
- Proposed post locations and dimensions

****Posts and kickers must allow for egress from main door and bedrooms.***

