



Residential Covered Patio/Deck Plan Review Requirements

The City of Manor requires a construction permit for all changes that are made to a residential property that alter the original survey. This includes all patios, decks, arbors, accessory buildings, pools, hot tubs, spas, fences and additions. Applicants should check with their Home Owners Association before starting construction.

Plans are required to be in sufficient detail and size to properly determine code compliance with the 2015 International Residential Code. Additional information may be required. Regardless of the requirements for a permit, concrete patios cannot be located in a Public Utility Easement or Drainage Easement. Covered patios/decks can not be located past the property build line. Refer to the survey of your lot for the location of easements and build lines.

Requirements:

1. Plot plan or Survey. A plan that shows:
 - a. The property lines
 - b. Any currently existing structures, fences, houses, etc.
 - c. Setbacks, easements, right of ways, etc.
 - d. The location of the proposed construction
2. Structural Plan. A plan that shows:
 - a. Foundation
 - i. Rebar size and spacing
 - ii. Beam depth and width
 - iii. attachment to house
 - b. Framing
 - i. Type of wood to be used (treated or untreated, cedar, pine, etc)
 - ii. Sizing and spacing of framing members
 - iii. Size and spacing of support members
 - iv. Attachment to house
 - v. Anchoring details
 - vi. Structure of existing house roof (Truss or stick frame)
3. Trade Plans. A plan that shows:
 - a. Proposed Electrical or Plumbing (if applicable)
4. Plans must be submitted in Plan View (top looking down) and Elevation view (looking at the structure from the ground)

Applications can be made online at www.mygovernmentonline.org