

## Residential Patio Covers

*Oregon Residential Specialty Code (ORSC)*

*Updated 5/29/25*

The following guidelines are intended to help determine when a patio cover requires a building permit.

### Permit Not Required

Enclosed or unenclosed patio covers, as defined in the ORSC AH102, and porch covers **do not require a building permit if all** of the following conditions are met:

- The cover is not over 200 square feet in area and not used a habitable room.
- The floor or deck is not more than 30 inches above adjacent grade, measured at any point within 3 feet horizontally of the floor or deck.
- The covered portion of the porch or patio is at least 3 feet from any property line; and
- Per R105.2, Concrete sidewalk, slabs, pavers, platforms, driveways and similar work.

If a proposed deck or patio cover meets **some but not all** of the above conditions, a **building permit is required**.

Even when a building permit is not required, mechanical, plumbing, and electrical permits may still be necessary.

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### Additional Provisions:

- Patio covers are limited to one-story structures and may not exceed 12 feet in height.
- The patio cover must remain separated from the interior of the dwelling by the home's exterior envelope.
- Exterior openings that are required for light and ventilation may open into a patio cover, whether enclosed or unenclosed, provided it complies with AH102.
- Exterior emergency egress or rescue openings from sleeping rooms may open into an unenclosed patio cover but cannot open into an enclosed patio cover.
- If an exterior opening serves as an exit from the dwelling, the patio structure must provide exits compliant with Section R311, unless the patio is unenclosed.

- Any structural changes to the home's exterior—such as new or enlarged door or window openings—require a permit.
- Separate permits are required for any electrical, plumbing, or mechanical work on exempt patio covers (e.g., outdoor gas or electric heaters).
- Enclosure walls may be of any configuration, but the open or glazed area of the longer wall and one additional wall must be at least 65% of the area below a height of 6 feet 8 inches, measured from the floor.
- Patio covers must be designed and constructed to support all dead loads plus a vertical live load of at least 10 pounds per square foot—or higher where snow loads exceed this minimum.

Have questions? Contact our Building Division at [permits@wilsonvilloregon.gov](mailto:permits@wilsonvilloregon.gov) for assistance. We're here to help you build safely and within code!